

Gridley City Council – Regular City Council Meeting Agenda

Monday, December 2, 2019; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

CALL TO ORDER - Mayor Johnson

ROLL CALL - Recording Secretary

PLEDGE OF ALLEGIANCE – Mayor Johnson

INVOCATION – Lead Pastor, Branden Heskett, Christian Life Church

PROCLAMATIONS – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

COMMUNITY PARTICIPATION FORUM - *Members of the public may address the City Council on matters not listed on the agenda. The City Council may not discuss nor take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*

CONSENT AGENDA – *Items on the Consent Agenda are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the Consent Agenda and placed as the first item(s) under “Items for Council Consideration”.*

1. City Council minutes dated November 18, 2019
2. Approval of Short-term Accounting and Advisory Services Contract
3. Approval of Resolution No. 2019-R-034: A Resolution of The City Council of The City of Gridley Authorizing and Designating City Representatives to Vote the City’s Interests in Governance Agreements Associated with City’s Participation in Programs, Projects and Services as a Member of the Northern California Power Agency
4. Acceptance of 2020 City Council Meeting Schedule
5. Award of bid for Electric Building Addition

PUBLIC HEARING

6. Approval of a revision to the City’s Master Fee Schedule by adding a new DG Rate for Electric Service with Distributed Generation

7. Adopt Resolution Number 2019-R-035: A Resolution to Amend the General Plan land use designation of approximately 5.4 acres from Residential, Very Low Density (RVLD) to Residential Medium Density (RMD) and adopt a Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designations (APN: 010-270-120)

Introduction and First Reading of Ordinance 832-2019: An ordinance to rezone approximately 5.4 acres from the from Residential Suburban (R-S) to Single Family Residential District (R-1) located at the south side of Sycamore Street adjacent to Palm Lane. (APN: 010-270-120)

Adopt Resolution Number 2019-R-036: A resolution approving Tentative Parcel Map No. 2-19 to subdivide one parcel consisting of approximately 5.4 acres into forty-two (42) parcels for a residential housing development located at the south side of Sycamore Street adjacent to Palm Lane in the Single Family Residential District (R-1) and Residential, Medium Density (RMD) General Plan land use designation. (APN: 010-270-120)

ITEMS FOR COUNCIL CONSIDERATION

8. Volunteer Fire Assistance Program

CITY STAFF AND COUNCIL COMMITTEE REPORTS - *Brief updates from City staff and brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.*

POTENTIAL FUTURE CITY COUNCIL ITEMS - (Appearing on the Agenda within 30-90 days):

IT Contract with Oroville	12/16/2019
Arco Public Utilities Easement	12/16/2019
Cancel January 7 th City Council Meeting (Due to Christmas Week)	12/16/2019
Garbage Services RFP Approval	1/21/2020
Police Department Digital Radio System	1/21/2020
Fluoride Elimination	1/21/2020
Grant Writer	2/3/2020
Police Service Agreement	2/3/2020
Audit Approval	3/16/2020
Annual Budget FY 20-21 Introduction	4/6/2020

CLOSED SESSION

ADJOURNMENT – adjourning to the next regularly scheduled meeting on Monday, December 16, 2019

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., November 27, 2019, in accordance with Government Code Section 54954.2. This agenda along with all attachments is available for public viewing online at www.gridley.ca.us and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA.

NOTE 2: REGARDING UNSCHEDULED MATTERS – In accordance with state law, it shall be the policy of this Council that no action shall be taken on any item presented during the public forum or on unscheduled matters unless the Council, by majority vote, determines that an emergency situation exists, or, unless the Council by a two-thirds vote finds that the need to take action arose subsequent to the posting of this agenda.

Gridley City Council – DRAFT City Council Meeting Minutes

Monday, November 18, 2019; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

CALL TO ORDER

Mayor Johnson called the meeting to order at 6:10 p.m.

ROLL CALL

Council Members

Present: Johnson, Crye, Torres, Williams
Absent: Borges
Arriving after roll call: None

Staff present:

Tony Galyean, City Attorney
Allen Byers, Police Chief/Interim City Administrator
Daryl Dye, Utilities Director
Donna Decker, Planning Consultant
Ross Pippitt, Public Works Supervisor
Elisa Arteaga, Acting Finance Director

PLEDGE OF ALLEGIANCE

Vice Mayor Williams led the Pledge of Allegiance

INVOCATION – None

PROCLAMATIONS – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

COMMUNITY PARTICIPATION FORUM

Beverly Miles of Gridley spoke regarding a civil matter. Chief Byers will be in contact with her.

CONSENT AGENDA

1. City Council minutes dated November 4, 2019
2. Approval of Resolution No. 2019-R-032: A Resolution of the Gridley City Council Approving an Amendment to the FY 19/20 Fire Protection Reimbursement Agreement #2CA04403

Motion to approve the consent calendar by Council member Torres, seconded by Council member Crye

ROLL CALL VOTE

Ayes: Crye, Johnson, Torres, Williams

Motion passed, 4-0

PUBLIC HEARING

3. Public Hearing to Adopt Resolution No. 2019-R-033: A Resolution Authorizing the Amendment to the City of Gridley Sphere of Influence Boundary to include Approximately 450 acres lying contiguous to the Existing Sphere of Influence Boundary, General Plan Amendment to Provide Land Use Designations, and a Municipal Services Review to assess the ability of the City Utilities to serve the Additional Lands
 - a. Receive Staff Report
 - b. Open Public Hearing
 - c. Hear Public Testimony
 - d. Close Public Hearing
 - e. Council discussion
 - f. Determine the project is Exempt per the California Environmental Quality Act, Section 15601, Review for Exemption, General Rule.
 - g. Adopt Resolution Number 2019-R-033 by reading of title only.

Planning Consultant Donna Decker reviewed the staff report with Council listing those properties/landowners who've expressed interest in annexing into the City and stated this is the very first step to be able to move forward. Council will be kept informed on the progress and will have input throughout the entire process through future public meetings.

Motion to approve #3f and #3g by Vice Mayor Williams, seconded by Council member Torres

ROLL CALL VOTE

Ayes: Torres, Crye, Johnson, Williams

Motion passed, 4-0

ITEMS FOR COUNCIL CONSIDERATION - None

CITY STAFF AND COUNCIL COMMITTEE REPORTS

Mayor Johnson reported on the meetings he attended with Butte County Mosquito and Vector Control District and the Sutter Butte Flood Control Agency.

POTENTIAL FUTURE CITY COUNCIL ITEMS - (Appearing on the Agenda within 30-90 days):

Tentative Map and GP Amendment - Eagle Meadows South	12/2/2019
Award of Electric Department Building Addition	12/2/2019
IT Contract with Oroville	12/2/2019
Arco Public Utilities Easement	12/16/2019
Cancel January 7 th City Council Meeting (Due to Christmas Week)	12/16/2019
Administrator Appointment	1/21/2020
Garbage Services RFP Approval	1/21/2020
Police Department Digital Radio System	1/21/2020
Grant Writer	2/3/2020
Police Service Agreement	2/3/2020
Audit Approval	3/16/2020
Annual Budget FY 20-21 Introduction	4/6/2020

CLOSED SESSION

4. Closed Session pursuant to Government Code 54957 to discuss Public Employee Appointment, Position, City Administrator
5. Closed session to discuss with legal counsel potential/anticipated litigation pursuant to Government Code 54956.9

Council went into Closed Session at 6:32 p.m. Council came out of Closed Session at 7:28 p.m. and the Mayor announced the hiring of Paul Eckert as City Administrator effective November 19, 2019, and authorized the City Attorney to obtain Mr. Eckert’s signature on the employment agreement

ADJOURNMENT

With no items for further discussion, Council adjourned to the next regularly scheduled meeting on Monday, December 2, 2019.

Allen Byers, Interim City Clerk

City Council Agenda Item #2
Staff Report

Date: December 2, 2019
To: Mayor and City Council
From: Paul Eckert, City Administrator/Finance Director
Subject: Approval of Short-term Accounting and Advisory Services Contract

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council consider and approve the attached proposal for short-term advisory and accounting support services with the Eide Bailly Accounting Firm

Background

Due primarily to the recent resignation of the City's Accountant, Finance staff and the City Administrator have worked with the Eide Bailly Accounting Firm (formerly VTD) to evaluate and perform the accounting duties performed by the former City Account. Beyond performing the basic accounting tasks, the most significant benefit of the professional accounting services will be the thorough evaluation, and corresponding reform of, our outdated and inadequate accounting processes.

The City and other local cities have routinely and successfully utilized Eide Bailly for accounting services. The recommended expansion of accounting service will also include the training and professional development of Accounting Technician Martin Pineda and Assistant Finance Director Elisa Arteaga. The core services will also include the development of goals, objectives, performance measures, and the creation of a new quarterly financial reporting process to the City Council and public.

In January, City staff will bring forward another agreement for accounting services to assist with our conversion to the City's new financial accounting system.

Financial Impact

The costs associated with the proposed short-term use of the accounting specialists through March 2020 will be easily covered with the approximately \$220,000 annually reoccurring savings from both the reduced salary of accounting staff and the elimination of the Finance Director. Additionally, the evaluation and changes to the City's outdated and potentially inaccurate accounting processes will result in significant accounting efficiencies and potential costs savings associated with the reduction of frequent historic accounting errors.

Compliance with the City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing efforts to be: 1.) fully transparent with all financial processes; and 2.) fully compliant with, and accurate with, all legal standards and financial reporting obligations.

Attachment:

Eide Bailly - Proposal for Professional Consulting Services and Accounting Support Services



INSPIRED TO KEEP AN EYE ON THE HORIZON

November 7, 2019

**Proposal for Professional Consulting Services and Accounting Support Services for
THE CITY OF GRIDLEY**

Submitted By:

Phuong Minton
Manager
Eide Bailly LLP

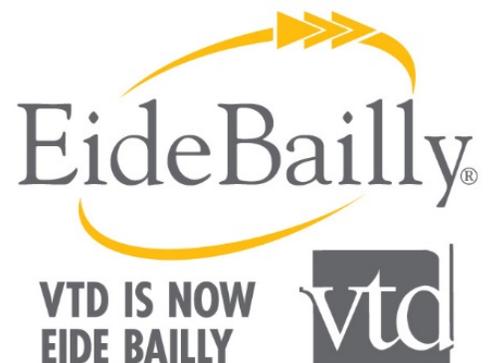


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Executive Summary

WE WANT TO WORK WITH YOU.

Thank you for giving Eide Bailly LLP the opportunity to propose on professional consulting services and accounting support for the City of Gridley (“City”). We have enjoyed working with the City in the past and appreciate the opportunity to propose on additional services.

We’ve served the government industry for more than 50 years and work with more than 900 government clients throughout the nation. Through serving these clients, our professionals have gained focused expertise regarding government organizations and will provide you with insightful advice that aids in managing the finances of the City. We understand your specific challenges, needs and goals and have fine-tuned our process to create a more effective and efficient engagement.

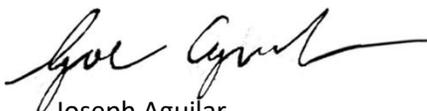
We stay abreast of current issues impacting government organizations and grow our knowledge by attending workshops and trainings. During your engagement, we will work closely with your management team to identify issues and provide responsive solutions that are tailored to your organization. You will experience involvement during all phases of the engagement, as well as throughout the year. At Eide Bailly, we make it a priority to be accessible to our clients, which includes returning phone calls and e-mails in a timely manner.

Government Experience

The service team assigned has experience providing services to several other similar clients in the government industry and in your area. This experience will bring the City a different and unique perspective to your engagement not seen by other firms. Not only will we provide the expected compliance and financial statement support, with our experience with other governments, we can bring best practices to the City. We strongly believe in providing our clients value added services and support, not only during the engagement, but throughout the year.

The following pages highlight our firm’s strengths and demonstrate why Eide Bailly merits serious consideration. Know that you will remain a highly valued client. Our people would be proud to work with the City of Gridley and build upon our trusting relationship with your team. Please contact [Phuong Minton](mailto:pminton@eidebailly.com) at 916.999.8507 or pminton@eidebailly.com if you would like to discuss any aspect of this proposal.

Sincerely,



Joseph Aguilar
Principal



Phuong Minton
Manager

WHY OUTSOURCE

1 IT MAKES YOUR LIFE EASIER

Stay up-to-date on daily operations without getting bogged down in the details or worrying about compliance issues.

2

YOU CAN FOCUS ON YOUR PASSION

Knowing you have solid, timely financial data means less time in your books—which means more time for why you got into business in the first place.

3

IT SAVES YOU MONEY

A full-time CFO will cost your company at least \$100,000, plus bonuses, benefits and more. With outsourcing, you pay one monthly fee and then relax knowing your finances are in good hands.

4 YOU DON'T HAVE TO WORK WITH NUMBERS

Outsourced accounting professionals not only have a passion for finance, they revel in seeing clients grow and succeed. They have years of experience helping businesses make sound

STANDING OUT FROM THE CROWD



About Eide Bailly

WHAT INSPIRES YOU, INSPIRES US.

With more than 100 years of service, your experience will be different than working with other CPA firms. Our professionals deliver industry and subject matter expertise resourcefully, ensuring that we're providing guidance that directly reflects your needs.

Eide Bailly is a Top 25 CPA firm in the nation with offices in 15 states. Our clients benefit from local, personal service and, at the same time, enjoy access to 2,500 professionals with diverse skill sets and experiences.



We pride ourselves on being leaders in the industries we serve, offering valuable perspectives beyond our core strength of accounting and tax compliance. We're here to help guide the strategy and operations of your organization, and we aim to make sure our clients feel connected and understand the process.

Our people are optimistic and good-natured—we know you'll enjoy working with us as much as we enjoy working with each other. Our service style is hands-on, and we're always looking for new ways to solve your problems or help you embrace opportunities.

Our Promise to Clients

Our work with clients is more than an engagement. It's a relationship, built on value, trust and results. When working with Eide Bailly, you will:

- Work with professionals who truly care about your organization and will take the time to get to know you and your organization.
- Gain insight from our industry and service specialists to accomplish your objectives, address challenges and leverage new opportunities.
- Make better operating decisions knowing you are guided by trusted advisors who care about your success.

About Eide Bailly

Vavrinek, Trine, Day, & Co., LLP

We are pleased to announce that Vavrinek, Trine, Day & Co. LLP (VTD) is now Eide Bailly. With 11 offices throughout California, as part of Eide Bailly, our geographic reach extends to 15 states west of the Mississippi and our staff count grows to approximately 2,500.

A significant percentage of VTD's current practice is devoted to the governmental sector. VTD provides governmental auditing and specialized accounting services to over 300 governmental agencies. The City will have access to these professionals, as well as the entire Eide Bailly Governmental Services Group.

VTD's key industries include, but are not limited to, large municipal and regional governments, financial institutions, higher education, manufacturing, retail enterprises, and nonprofit corporations.

Peer Review

Eide Bailly is a member of the American Institute of Certified Public Accountants Private Companies Practice Section (PCPS), Center for Public Company Audit Firms (CPCAF) and Governmental Audit Quality Center. Our membership with the AICPA requires a third-party peer review of our audit and accounting practice every three years and is included in **Appendix A**. This review included several similar clients and received a rating of 'Pass'.

We are also currently registered with the Public Company Accounting Oversight Board (PCAOB), for which the portion of our practice related to PCAOB/SEC engagements is subject to an inspection of the PCAOB at least once every three years. A copy of our most recent PCAOB inspection report can be found on the PCAOB website at www.pcaobus.org.

AT A GLANCE



top 25 CPA firm in the nation



offices in 15 states



330 partners



2,500+ staff



one Eide Bailly



EXPERTISE THAT MATTERS

Industry Experience

WE UNDERSTAND GOVERNMENTS

The firm has 275 full-time professionals who participate in our Governmental Services Group. These professionals share information, learn from others and stay up-to-date on industry developments. To gain the greatest benefit, the knowledge is shared with professionals across the firm.

The governmental industry represents one of Eide Bailly's largest niche areas—with more than 900 governmental clients firmwide. We provide professional services for a variety of cities, counties, and special districts. Through serving these clients, our professionals have gained focused expertise in the governmental industry and will provide you with insightful advice that aids in managing the finances of the City.

These services include, but are not limited to, evaluating internal controls, policies and procedures, system processes as well as compliance with applicable laws and regulations.

Government Industry Involvement

In an industry where standards continually evolve and change, Eide Bailly makes it a priority to stay current and assist our clients with necessary changes. In addition to helping clients implement new standards, we also help them adapt to changes within the existing standards. Our team members are truly engaged in the governmental industry and are well positioned in organizations associated with governmental entities. We are leaders in the Governmental Accounting Standards Advisory Council (GASAC), the AICPA's Governmental Audit Quality Center, AICPA State and Local Government Expert Panel and PCPS Technical Committee, local and national boards of the AGA, including the Financial Management Standards Board, and the review committee for the GFOA's Certificate of Excellence for Achievement in Financial Reporting.

Industry Experience

Thought Leadership

A number of partners at Eide Bailly are nationally recognized state and local government thought leaders who present at dozens of national venues throughout the year. These include: GFOA; National Association of State Auditors, Comptrollers, and Treasurers; California Society of CPA's; California Society of Municipal Finance Officers; Oregon Government Finance Officers Association; the California State Association of County Retirement Systems; the California Association of Public Retirement Systems; AGA National Professional Development Conference; National Association of Housing and Redevelopment Officials (NAHRO); Iowa Society of CPA's; Idaho Society of CPA's; Utah Society of CPA's; and Colorado GFOA. We also provide training for state and local agencies. Some of these agencies include Controllers' offices of the State of Tennessee, Texas State Auditor, State of Montana, Commonwealth of Massachusetts and the State of Nevada.

Furthermore, Eric Berman, Partner, is the author for the entire Governmental Library for Commerce Clearinghouse Wolters Kluwer (CCH). This library serves as the interpretative reference on governmental GAAP, governmental best practices and governmental audits for governments, auditors and educators nationwide. Eric will be an additional resource for the City and available to assist or consult as needed.

Online Publications – the City will also have access to resources on our Eide Bailly Government Industry website. We publish articles related to hot issues within the government accounting arena. Below is a list of some of the recent articles posted to our website, and emailed to all of our clients:

- Common Single Audit Findings and Remediation Series: Matching, Level of Effort, and Earmarking
- Is Your Government Ready for This Fiscal Year-End and Beyond?
- Dispatches from GASB's Meetings
- Cybersecurity: Not Just an "IT" Issue
- Create an Internal Audit with More Value

 Visit our website to sign up for our newsletters, e-blasts and webinars: www.eidebailly.com/insights

Industry Experience

ENGAGEMENT TEAM

We know the importance of a strong business relationship, so we keep staffing changes to a minimum year-to-year. Eide Bailly has a high retention rate, allowing us to provide stability. Your service team has extensive experience in the government industry. The following information will provide an overview of your service team:

- **Joseph Aguilar, Principal** – Joseph is the Consulting Services Principal and is the lead professional for a variety of consulting services. Joseph has over 35 years of municipal financial experience. Mr. Aguilar and his team of consultants will provide technical assistance and are key resources to the City consulting team.
- **Phuong Minton, Consultant/Manager** – Phuong has 6 years of experience working with government agencies. Her experience includes accounting and finance advisory services to cities and special districts, in the areas of financial accounting and reporting, internal control management, state and federal grant management, state controller reporting, and yearend audit and financial statement preparation.
- **Kristen West, Consultant/Manager** – Kristen has 9 years of experience working with government agencies. Her experience includes accounting and finance advisory services to cities and special districts, in the areas of financial accounting and reporting, policy and procedure review and implementation, internal control management, and yearend audit and financial statement preparation.
- **Kamiko Tsuchida, Consultant/Senior** – Kamiko has 3 years of experience working with government agencies. Her experience includes accounting and finance advisory services to cities and special districts, in the areas of financial accounting, state controller reporting, yearend audit support, and cross training with the single audit team.
- **Sean Emerson, Consultant/Senior** – Sean has 5 years of prior experience working with government agencies, including auditing cities, counties, special districts and not-for-profit organizations. As a prior auditor, Sean brings a unique skillset and perspective to our team that benefits the success of our clients in the areas of financial accounting and reporting, internal control management, state and federal grant management, state controller reporting, and yearend audit and financial statement preparation.
- **Linda Praseudsuk, Consultant/Staff** – Linda has 2 years of experience working with government agencies. Her experience includes accounting and finance advisory services to cities and special districts, in the areas of financial accounting, state controller reporting, yearend audit support, and cross training with the single audit team.



Project Approach

WORK PLAN

Eide Bailly provides consulting services to a variety of governmental agencies throughout the State of California. The key to our success is to structure our teams with experienced professionals who understand government operations. We will meet with key members of management to outline the scope of services to be provided. The scope of our work may include, but is not limited to the following:

- Obtain an understanding of the organization's financial reporting goals and objectives.
- Assess the organization's current financial reporting environment.
- Develop financial models to aid in the analysis and production of financial reports.
- Design and implement financial reporting templates and procedures.
- Review general ledger balances for completeness of routine accounting transactions.
- Compile and construct financial reports as instructed by management.
- Adhere to financial reporting guidelines as defined by best practices, laws and regulations.
- Other financial reporting duties as assigned.
- Provide training and development to client staff in day to day operations.
- Mentor client staff in understanding of municipal finance.

During the planning meeting, we will work with the City's management to map out all of the significant dates for the provision of service including key contacts, fieldwork dates (when applicable), deliverable dates, and other key meetings or trainings, as requested. By preparing a comprehensive listing of services, all the information regarding the timing of various projects is documented in one central location and is agreed upon between Eide Bailly and the City. The timeline will then only be modified through communication between Eide Bailly and the City.

Project Approach

PROJECT METHODOLOGY

Our project methodology for the City has well-detailed goals by which the engagement manager can measure progress. Our service plan includes frequent contact between the managers and the engagement team to assure that objectives are attained according to the schedule and that potential issues are communicated and dealt with on a timely basis. We understand the key areas of risk in municipal organizations and the City will benefit from our vast experience working with governmental entities. The key characteristics of our engagement approach are:

- Knowledge of the City and similar entities: We have extensive experience working with and providing similar services to governmental entities similar to the City. This experience enables us to employ a more efficient methodology and identify key process risks.
- Cost-effectiveness: Our experienced staff's low turnover rate reduces your cost.
- Timeliness: We take deadlines, both yours and ours, seriously.
- Partner-manager involvement: Deciding on strategies and providing recommendations to management requires seasoned judgement. Our partners and managers have been highly trained and continuously involved in governmental audits and services. Furthermore, you will be able to consult with senior team members whenever needed throughout the engagement.

The key members assigned to the City's engagement team are experienced in working with municipal information systems such as SunGard, Oracle, PeopleSoft, Springbrook, SAP, Great Plains, EDEN, Incode, Tyler X, various other Tyler products, Caselle, Abila, MOMs, and HARRIS systems.

As described above, during the initial meeting with management, we will map out the key contacts, fieldwork dates, deliverable dates, and other meetings, ensuring we are meeting the expectations and key deadlines requested by the City.

COMMUNICATION

We do not believe in surprises. Although the reporting phase involves a recap of the process, we will be in constant communication regarding each aspect of the services we provide. You will not have any surprises during the reporting phase.



**REACH
YOUR GOALS**

Similar Engagements

EXPERIENCE

Our government practice consulting group has professionals that are devoted to services similar to those requested by the City. A summary of consulting clients served includes, but is not limited to:

Governmental Consulting Clients

Cities			
City of Albany	City of Menlo Park	City of Moreno Valley	City of San Rafael
City of Angels Camp	City of Millbrae	City of Oceanside	City of Sausalito
City of Arcadia	City of Hawthorne	City of Palmdale	City of South Pasadena
City of Auburn	City of Huntington Beach	City of Paramount	City of West Covina
City of Benecia	City of Imperial Beach	City of Paso Robles	City of Yucaipa
City of Chino Hills	City of Live Oak	City of Rancho Palos Verdes	Town of Apple Valley
City of Cupertino	City of Los Altos	City of Redondo Beach	Town of Colma
City of Grand Terrace	City of Los Banos	City of Riverbank	Town of Los Altos Hills
City of Grass Valley	City of Novato	City of San Marcos	Town of Yucca Valley
City of Gridley	City of Madera	City of San Marino	
City of Half Moon Bay	City of Martinez	City of San Pablo	

Counties	
County of Riverside	County of San Bernardino

Special Districts and Other Governments		
Apple Valley Fire Protection District	Omnitrans	Rosamond Community Services District
Cameron Park Community Services District	Quartz Hill Water District	San Bernardino County Transportation Authority
Georgetown Divide Public Utility District	Tri-City Mental Health	West Valley Mosquito & Vector Control District
Monterey Regional Water Authority	Ventura Port District	Vallejo Sanitation & Flood Control District
Victor Valley Transit Authority	San Juan Water District	
Water Facilities District (WFA)		

Similar Engagements

As we have noted, Eide Bailly has significant experience providing a wide variety of consulting services for municipal and special purpose governments. The key components to our success include consistency of properly trained staff, assignment of staff with experience, timely communication in all aspects of the engagement and understanding how to structure each service to ensure clients' needs are met.

Our success in retaining our clients is due to our commitment to outstanding quality, timely completion of work, and our ability to retain key staff.

Eide Bailly has a demonstrated capacity to perform the required services. We have managed our growth to ensure that new clients receive experienced staff and quality services. We also ensure that existing clients do not experience a decline in service when new clients are added. To accomplish this, we will only propose on clients when key staff have been trained, possess on the job experience to act as the in-charge consultant, and when staffing levels allow for the addition of the new work.

We have reviewed the requirements of the City of Gridley and determined that you will be properly serviced with experienced and well-trained staff. Further, our depth of knowledge gained from past experience working with the City, arms us with a unique and niche understanding of the City's operations and internal controls. This knowledge and experience allows us to better serve as a consultant on a go forward basis.

SIMILAR ENGAGEMENTS/REFERENCES

As a top 25 CPA firm, we've built our business on relationships and believe our clients to be the best critics of our service. The clients below have similarities to your organization, and we encourage you to contact them to learn about their previous experiences with VTD, now Eide Bailly.

We have provided services for several other jurisdictions similar to that which is requested by the City.

CITY OF LIVE OAK

Mr. Aaron Palmer, City Manager

9955 Live Oak Blvd | Live Oak, California 95953 | Ph: 530.695.2112

Engagement Partner: Joseph Aguilar

Dates services provided: Services beginning 2014 through present

Scope of Work

Financial consulting and accounting services, routine advice and training, month end and year-end close, general ledger maintenance, policy review and design, internal control design and implementation and other services as needed.

CITY OF YUBA CITY

Mr. Spencer Morrison, Accounting Manager/City Treasurer

1201 Civic Center Blvd | Yuba City, California 95993 | Ph: 530.822.4615

Engagement Partner: Joseph Aguilar

Dates services provided: Services beginning 2019 through present

Scope of Work: Financial consulting and accounting services, routine advice and training, month end and year-end close, general ledger maintenance, policy review and design, internal control design and implementation and other services as needed.

A COLLABORATIVE APPROACH



Additional Resources

LET US HELP YOU WITH MORE.

We pride ourselves on being leaders in the government industry, offering valuable perspectives beyond our core strength of accounting and tax compliance. We're business advisors who want to help guide the strategy and operations of your organization, and we'll make sure you feel connected and understand the process. Our professionals work closely together so you receive valuable service from people who understand your needs and know your business.

When you work with us, you'll have access to the knowledge and talents of 2,500 professionals across our firm. This includes specialized tax knowledge, a full spectrum of audit/assurance services and our many specialized services, such as:

Cybersecurity

Our professionals have deep IT backgrounds, specializing in a broad range of security services allowing us to tailor solutions to your needs. We work with every level of your organization—your boards and executives, technical IT admins and general users—to provide insight and guidance so you can feel confident your data is protected.

Internal Audit

Our internal audit professionals bring strong process, procedure, internal control and risk management experience to your organization. We bridge these skills with specialized insight related to risk and compliance and specific industry knowledge to help your organization reduce risk and improve operational efficiency.

Forensic Accounting

We have seasoned professional with years of relevant investigative experience. We have served several hundred clients, including numerous governmental entities, with investigative needs.

Our forensic accountants are experienced in assisting with internal, civil, criminal and insurance recovery investigations related to allegations of theft, fraud and accounting irregularities. The forensic methodologies and technology used by our team of specialists help get to the facts of these situations and are court proven. We understand the urgency of resolving these types of matters and take pride in delivering a quality work product in an efficient and timely matter.

Cost Proposal

ANTICIPATED FEE SCHEDULE

Our fees are based on the complexity of the issue and the experience level of the staff members necessary to address it. If you request additional services, we will obtain your agreement on fees before commencing work, so there are no surprises or hidden fees.

We propose the following fees based on our understanding of the scope of work and the level of involvement of the City’s staff. These fees are proposed for November 2019 through March 2020, with the option to extend to the end of 2020.

Professional Fees

Service	2019
Financial Reporting Consulting	\$70,000
TOTALS	\$70,000

Engagement Rates and Hours

Staff Level	Rates	Hours	Total
Partner	\$175	--	--
Senior Manager	\$155	--	--
Manager	\$135	16	\$ 2,160
Senior Associate	\$105	64	\$ 6,720
Associate	\$80	64	\$ 5,120
TOTALS			
Estimated Monthly Costs		28.8	\$ 14,000
Engagement Term			5 Months
Estimated Annual Costs		144	\$ 70,000

Billing Policy Regarding Telephone Inquiries

We know clients appreciate access to all of their service team members. We embrace this opportunity for constant communication and will ensure our team members are available when you have questions and issues. This service is included in the scope of the engagement. If a particular issue surfaces that falls outside the scope of this engagement, we’ll bring it to your attention and obtain approval before proceeding.



Why Choose Eide Bailly

WE WANT TO WORK WITH YOU.

To us, work isn't just work; we see it as a chance to help you solve problems, achieve goals and pursue passions. After thoughtfully reviewing your needs and taking the time to understand your organization, we feel we're the best fit for this opportunity.

We can connect you with the knowledge, resources and solutions that help bring confidence to your business decisions. We want to work with you!

If you have questions or would like additional information, please don't hesitate to contact us. We want to make sure you have everything you need to make your decision.



Joseph Aguilar

Partner

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jaguilar@eidebailly.com

Phuong Minton

Manager

916.999.8507

pminton@eidebailly.com

What inspires you, inspires us.

We're driven to help clients take on the now and the next with inspired ideas, solutions and results. We look forward to working with you.

Appendix A – Peer Review

PEER REVIEW



Report on the Firm's System of Quality Control

December 28, 2017

To the Partners of Eide Bailly LLP and the
National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Eide Bailly LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended July 31, 2017. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans, audits performed under FDICIA, and examinations of service organizations [SOC 1 and SOC 2 engagements].

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Eide Bailly LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended July 31, 2017, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Eide Bailly LLP has received a peer review rating of *pass*.

Cherry Bekaert LLP

CULTURE

THE FOUNDATION OF SUCCESS



Caring for our external and internal clients with a passion to go the extra mile.

Respecting our peers and their individual contributions.

Conducting ourselves with the highest level of integrity at all times.

Trusting and supporting one another.

Being accountable for the overall success of the Firm,
not just individual or office success.

Stretching ourselves to be innovative and creative, while managing the related risks.

Recognizing the importance of maintaining a balance between work and home life.

Promoting positive working relationships.

And, most of all, enjoying our jobs ... and having fun!



What inspires you, inspires us.

eidebailly.com

City Council Agenda Item #3
Staff Report

Date: December 2, 2019
To: Mayor and City Council
From: Paul Eckert, City Administrator/Finance Director

X	Regular
	Special
	Closed
	Emergency

Subject: Adoption of Resolution No. 2019-R-034: A Resolution of the City Council of the City of Gridley Authorizing and Designating City Representatives to Vote the City's Interests in Governance Agreements Associated with City's Participation in Programs, Projects and Services as a Member of the Northern California Power Agency

Recommendation

Staff respectfully requests the City Council consider and approve the attached resolution re-designating City Administrator Paul Eckert as the City's Primary Representative and Councilmember Zach Torres as the Alternate to the Northern California Power Agency (NCPA).

Background

The City Council previously adopted Resolution No. 2019-R-007 on May 6, 2019, designating City Administrator Paul Eckert as the City's Primary Representative and Councilmember Zach Torres as the Alternate to the Northern California Power Agency (NCPA). In anticipation of the departure of the City Administrator at the end of October 2019, Council approved Resolution No. 2019-R-031 on November 4th designating Martin Pineda and Councilmember Ray Borges to care for the various NCPA duties until a new City Administrator was obtained. Staff is requesting City Council approve the attached resolution, reversing the actions taken at the November 4, 2019.

Financial Impact

There are no direct costs associated with this effort.

Compliance with the City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing efforts to provide cost effective electrical services that are fully transparent and compliant with all legal standards.

Attachment:

Resolution Appointing Representatives to the NCPA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY AUTHORIZING AND DESIGNATING CITY REPRESENTATIVES TO VOTE THE CITY'S INTERESTS IN GOVERNANCE AGREEMENTS ASSOCIATED WITH CITY'S PARTICIPATION IN PROGRAMS, PROJECTS AND SERVICES AS A MEMBER OF THE NORTHERN CALIFORNIA POWER AGENCY

WHEREAS, (1) the City joined the Northern California Power Agency, hereinafter referred to as NCPA, in order to facilitate the City's acquisition of electrical power that is required to meet the electrical needs of residents and businesses within the City of Gridley; and

WHEREAS, (2) the City became a member of the NCPA by executing the NCPA Joint Powers Agreement on July 19, 1968, and has subsequently executed the Amended and Restated Northern California Power Agency Joint Powers Agreement, hereinafter referred to as the JPA, with an effective date of January 1, 2008, as supplemented from time-to-time; and

WHEREAS, (3) the JPA provides that each party to the JPA shall be a "Member" of NCPA and appoint its designated representative to the Commission; and

WHEREAS, (4) NCPA Bylaws, as authorized pursuant to JPA Article II, specify that:

- a) NCPA is governed by a Commission, composed of one (1) voting representative of each of the Members. Each Member of the Agency may also appoint one or more alternate Commissioners to act in the absence of that Member's Commissioner.
- b) The clerk or secretary of the board of each Member shall be responsible for advising the Secretary, in writing, of:
 - a. The identity of the Member's appointee to the Commission
 - b. The identity of any alternate Commissioner
 - c. The priority of such alternate Commissioner if more than one such alternate is appointed; and

WHEREAS, (5) the City has entered into a number of program, project and service agreements through its Membership at NCPA to further facilitate the acquisition and delivery of electric power to support the provision municipal services to its residents and businesses, including:

- a) Lodi Energy Center Power Sales Agreement
- b) Lodi Energy Center Project Management and Operations Agreement
- c) Power Management and Administrative Services Agreement
- d) Amended and Restated Schedule Coordination Program Agreement
- e) Amended and Restated Facilities Agreement
- f) Second Amended and Restated Pooling Agreement
- g) Single Member Service Agreement
- h) Natural Gas Program Agreement
- i) Amended and Restated Market Purchase Program Agreement
- j) Legislative and Regulatory Affairs Program Agreement; and

WHEREAS, (6), each of the program and project agreements described above require the City to designate a representative that is authorized to direct NCPA to take actions on the City's behalf and obligate the City to pay for any actions taken by NCPA on the City's behalf; and

WHEREAS, (7) the Lodi Power Sales Agreement and Lodi Energy Center Project Management and Operations Agreement provide for the establishment of a Participants Committee, hereinafter referred to as the PPC, consisting of one member from each of the project participants, who are entitled to cast one vote on matters to which a majority of Participants is used to determine approval of matters relating to the Lodi Energy Center; and

WHEREAS, (8) Participants on the PPC are required to promptly give notice in writing to the other Participants and NCPA of any changes in the designation of its representative(s), including any change in its voting representative, on any committee or subcommittee; and

WHEREAS, (9) Signatories to the Power Management and Administrative Services agreement and Amended and Restated Schedule Coordination Agreement, hereinafter referred to as the PMASA and SCPA respectively, are entitled to cast one vote on matters pertaining to these Agreements, where such votes will be taken at meetings of the NCPA Commission through duly appointed Commissioners or Alternate Commissioners of each Member; and

WHEREAS, (10) the City has executed the Amended and Restated Facilities Agreement, herein after referred to as the FA, where the FA provides for the creation of a technical working group, known as the Facilities Committee that provides advisory recommendations to the NCPA Commission on matters associated with NCPA project operations, maintenance and budgets, including matters associated with the PMASA and SCPA; and

WHEREAS, (11) Each signatory to the FA is entitled to identify a Primary Representative and Alternate Representatives by written notice from a Participant's Commissioner, or their designee who will vote on matters pertaining to the FA at meetings held in accordance with the Ralph M. Brown Act; and

WHEREAS, (12) the City has executed the Second Amended and Restated Pooling Agreement, herein after referred to as the PA, where the PA provides the means and methods for joint resource planning, load forecasting, power pool purchases and centralized scheduling, dispatch and settlement activities; and

WHEREAS, (13) No formal designation is needed to participate on the Pooling Committee, but may be helpful to ensure notice is provided to the proper City representatives; and

WHEREAS, (14) the City has executed the Single Member Service Agreement, hereinafter referred to as the SMSA, which enables NCPA to enter into Power, Gas, and Financial transactions on behalf of the City, along with advisory, agency and pooled subscription services; and

WHEREAS, (15) the SMSA specifies that the Member by resolution or Member's manager with written delegated authority will delegate to NCPA all of the Member's governing

body's authority to enter into a Transaction with the delegation to NCPA confirming an Agency Service or Power Procurement Service for such Transaction; and

WHEREAS, (16) the City has executed the Amended and Restated Market Purchase Program Agreement, and the Natural Gas Program Agreement, hereinafter referred to as the MPP, and NGP respectively, which enables NCPA, on behalf of the Participants to engage in Contract Transactions to purchase and sell Energy, Resource Adequacy Capacity, Renewable Energy Credits, Greenhouse Gas Compliance Instruments, and Physical Option Products for the benefit of the Participant's customers; and

WHEREAS, (17) all transactions executed under the MPP and/or the NGP by NCPA on a Participant's behalf require a pre-authorization form executed by a duly authorized Participant Designated Representative, where the MPP and NGP provide that the Designated Representative of each Participant is the Participants Utility Director, and that an employee other than the Utility Director may be designated by resolution of the Participant's governing body; and

WHEREAS, (18) participate in activities of and entitled to cast one vote on matters related to a project, activity, budget, or initiative under the Legislative and Regulatory Affairs Program Agreement; and

WHEREAS, (19) the City desires to update its authorized and designated representatives to reflect updates to the City's staffing and organizational structure; and

WHEREAS, (20) the City wishes to appoint a representative(s) to act as the City's Commissioner on the NCPA Commission; to identify City representatives to participate on various NCPA committee's established to support the delivery of project and program services to members, and to authorize transactions that NCPA may enter into on the City's behalf that are necessary to deliver electric power to support the provision of municipal services to its residents and businesses; and

NOW, THEREFORE BE IT RESOLVED that the Gridley City Council hereby takes the following actions:

RESOLVED, (a) the City Council of the City of Gridley (CITY) confirms the following individuals as Commissioner and Alternate Commissioner on the NCPA Commission:

Commissioner – Paul Eckert

First Alternate Commissioner – Zach Torres

RESOLVED, (b) the CITY confirms the following individuals as the voting representatives on the LEC Project Participant Committee:

Voting Representative – Paul Eckert

First Alternate – Zach Torres

RESOLVED, (c) the CITY confirms the following individuals as the voting representative on the Legislative and Regulatory Affairs Committee:

Voting Representative – Paul Eckert

Alternate Voting Representative – Zach Torres

RESOLVED, (d) the CITY confirms the following individuals as the voting representative on the NCPA Facilities Committee:

Voting Representative – Paul Eckert

RESOLVED, (e) the CITY confirms the following individuals to receive notice regarding City’s participation on the Pooling Committee:

Representative – Paul Eckert

RESOLVED, (f) the CITY delegates CITY Authority to enter into Transactions through delegations to NCPA confirming an Agency Service or Power Procurement service, pursuant to section 11.2 of the SMSA to:

Authorized Representative(s) – Paul Eckert

RESOLVED, (g) the City delegates Board Authority to execute Participant Authorizations directing NCPA to engage in Contract Transactions to purchase and sell Energy, Natural Gas, Resource Adequacy Capacity, Renewable Energy Credits, Greenhouse Gas Compliance Instruments, and Physical Option Products for the benefit of the Participant’s customers, in accordance with the provisions of the MPP and NGP and appoints the following individual(s) as its Designated Representative(s) pursuant to section 1.1.2.6 of the MPP and 1.1.15 of the NGP:

Designated Representative(s) – Paul Eckert

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Gridley at a regular meeting held on the 2nd day of December 2019, by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ATTEST

APPROVE

Paul Eckert, City Clerk

Bruce Johnson, Mayor

City Council Agenda Item #4
Staff Report

Date: December 2, 2019
To: Mayor and City Council
From: Paul Eckert, City Administrator/Finance Director
Subject: Acceptance of 2020 City Council Meeting Schedule

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council review and accept the 2020 City Council Meeting Schedule.

Background

The City Council meets twice a month on the first and third Monday. From time to time we may need to have additional meetings, such as during budget season, or we may need to cancel or move a meeting due to the timing with holidays. This proactive step of accepting a yearly schedule allows the Council and staff to better prepare for the upcoming new year.

Financial Impact

There is no financial impact associated with this item.

Compliance with the City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing efforts to be open and transparent regarding all actions, including Council meetings.

Attachment:

2020 City Council Meeting Schedule

City of Gridley
2020 City Council Meeting Schedule
All Regular Meetings Start at 6:00 p.m.

January 6 (Cancelled)
January 21 (Tuesday)
February 3
February 18 (Tuesday)
March 2
March 16
April 6
April 20 (Includes Budget Study Session)
May 4 (Includes Budget Study Session)
May 18 (Includes Budget Study Session)
June 1
June 15 (Budget Adoption)
July 6 (Cancelled)
July 20
August 3
August 17
September 8 (Tuesday)
September 21
October 5
October 19
November 2
November 16
December 7
December 21

City Council Agenda Item #5
Staff Report

Date: December 2, 2019
To: Mayor and City Council
From: Paul Eckert, City Administrator/Finance Director
Subject: Contract Award for Construction of the Electric Department Building Addition to Uniq Building Inc.

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommends that the City Council authorize the City Administrator to execute a contract with Uniq Building Inc for the furnishing and construction of the Electric Department Building Addition in the amount of \$171,475 and approve a project budget of \$188,650 to be paid out of the Electric Enterprise Fund to cover the project cost plus a 10% contingency.

Background

As the Council may recall, the City of Gridley Electric Department requires additional indoor space to securely store equipment and supplies. Following several years of delay, the project is on the City's capital Improvement list as a priority for the Electric Department. The City solicited public bids for the furnishing and construction of a steel building addition to adjoin the existing Electric Department building. Four bids were received, and Uniq Building Inc was the lowest responsive bidder.

Financial Impact

Up to \$188,650 is provided for in the 2019/2020 budget.

Compliance with City Council Strategic Plan or Budget Goals

The City Council and City staff are committed to providing effective leadership while providing quality cost effective local government services.

Attachments – Bid Results



**CITY OF GRIDLEY
ELECTRIC DEPARTMENT BUILDING ADDITON PROJECT**

**Bid Opening
Bidder's List & Project Totals**

November 14, 2019 2:00 pm

	Bidding Company / Firm	Bid Price
1	ARK Design	\$236,978
2	Pro Builders	\$188,000
3	Rock Creek Construction	\$208,000
4	Unique Build	\$171,475
5		
6		
7		

Opened By:

Dave Harden

Daryl Dye
Jodi Molinari

City Council Agenda Item #6
Staff Report

Date: December 2, 2019

To: Mayor and City Council

From: Electric/Public Works Director Daryl Dye and City Administrator/Finance Director Paul Eckert

Subject: Approval of a revision to the City’s Master Fee Schedule by adding a new DG Rate for Electric Service with Distributed Generation

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully requests that the City Council consider and approve a revision to the City’s Master Fee Schedule by adding a new DG Rate for Electric Service with Distributed Generation consistent SB 594 - Solar net metering obligations.

Background

The City of Gridley has historically offered a Net-Metering Rate for customers who install solar photovoltaic (PV) generation at their residence or business. In late 2012 the California State Senate passed SB 594 governing Public Electrical Utilities and net metering programs for customers interested in installing solar systems. SB 594 allowed solar customers to “bank” any over production of their solar system during the daytime to be used during the nighttime. The City Council in December 2016, through resolution 2016-R-034, reduced any potential excess solar power buyback at rate no greater than the cost of power that the City pays.

The SB 594 net metering program was required until the total KW of solar installations was equal to 5% of the utility’s aggregate electrical load. The City of Gridley has exceeded the 5% threshold as defined in SB594. Gridley’s required net metering solar installations based on our 10.4 MW peak aggregate is 520 KW. Gridley’s currently has more than 86 solar net meters within its system and a total of 631.78 KW of residential solar production. Consequently, the City of Gridley is no longer obligated to continue its current Net Metering practices.

While the City of Gridley is no longer required to allow net metering, we still receive inquiries from customers who wish to install generation at their homes and businesses. For this reason, it’s necessary to develop a rate schedule to account for situations where customer generation is exported onto the distribution system.

Net metering allowed for exported energy to be credited to customers at the full retail rate. We are proposing a rate that would credit customers for exported energy at the City’s avoided cost for power, as determined by the City Council, rather than at the retail rate. The proposed rate revision is as follows:

Rate - Electric Services with Distributed Generation (to become effective January 1, 2020)
The following rate schedule is applicable to all electric service locations that have permanently installed distributed generation on the customer side of the meter AND where the customer

does not qualify for net-metering under the policies of the City of Gridley. This rate schedule will work in conjunction with the rate schedule that would normally apply to the customer in the absence of distributed generation (hereinafter referred to as the Base Rate Schedule). Under this rate schedule, all electricity exported through the City of Gridley revenue meter will be tracked separately and credited to the customer's account at the Avoided Cost Rate established by the City Council.

<i>Facility Charge (per meter, per month)</i>	<i>As per Base Rate Schedule</i>
<i>Commodity Charge (All kWh received, per kWh)</i>	<i>As per Base Rate Schedule</i>
<i>Reimbursement Credit (all kWh exported, per kWh)</i>	<i>\$0.045/kWh</i>
Special Conditions:	
Customer must apply for and execute an interconnection agreement with the District prior to interconnecting any generation resource. Customer must comply with all applicable rules in the District's Service Policy for interconnection of behind the meter generators.	

This item was introduced at the October 21, 2019, City Council meeting. Pursuant to Government Code §6066, tonight's public hearing was noticed in the Gridley Herald on November 8th and 15th and a public study session was held on November 18th.

Fiscal Impact – The proposed Master Fee Rate revision will strengthen the overall financial condition of the City's Electric Enterprise Fund and will reduce the pressure to increase future customer rates.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our efforts to be proactive with City infrastructure and our ongoing effort to be responsive and transparent regarding all business transactions and financial matters.

Attachment – None

City Council Item #7
Staff Report

Date: December 2, 2019
To: Mayor and City Council Members
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Adopt Resolution Number 2019-R-035:** A resolution to amend the General Plan land use designation of approximately 5.4 acres from Residential, Very Low Density (RVLD) to Residential Medium Density (RMD) and adopt a Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designations (APN: 010-270-120)

Introduction and First Reading of Ordinance 832-2019: An ordinance to rezone approximately 5.4 acres from the from Residential Suburban (R-S) to Single Family Residential District (R-1) located at the south side of Sycamore Street adjacent to Palm Lane. (APN: 010-270-120)

Adopt Resolution Number 2019-R-036: A resolution approving Tentative Parcel Map No. 2-19 to subdivide one parcel consisting of approximately 5.4 acres into forty-two (42) parcels for a residential housing development located at the south side of Sycamore Street adjacent to Palm Lane in the Single Family Residential District (R-1) and Residential, Medium Density (RMD) General Plan land use designation. (APN: 010-270-120)

Recommendation

Staff respectfully requests the City Council:

1. Receive staff report
2. Open public hearing
3. Hear public testimony
4. Close public hearing
5. Council discussion
6. Adopt Resolution Number 2019-R-035 to amend the General Plan land use designation of approximately 5.4 acres from Residential, Very Low Density (RVLD) to Residential Medium Density (RMD) and adopt a Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designations by reading of title only.
7. Introduce Ordinance 832-2019 to rezone approximately 5.4 acres from the from Residential Suburban (R-S) to Single Family Residential District (R-1) located at the south side of Sycamore Street adjacent to Palm Lane by reading of title only. (APN: 010-270-120)

8. Adopt Resolution Number 2019-R-036 approving Tentative Parcel Map No. 2-19 to subdivide one parcel consisting of approximately 5.4 acres into forty-two (42) parcels for a residential housing development located at the south side of Sycamore Street adjacent to Palm Lane in the Single Family Residential District (R-1) and Residential, Medium Density (RMD) General Plan land use designation by reading of title only.

Summary

On October 16, 2019, the Planning Commission considered the proposed project to create a 42-parcel single-family residential development on ±5.4 acres.

Three members of the public spoke requesting additional information: a request that improvements on Sycamore Street not be deferred, a clarification of the process, and a request that open space be provided for a parklet to provide play equipment within the subdivision.

Staff clarified that no request for a deferment of improvements along Sycamore had been requested.

The Planning Commission discussed the issues, had some concern related to adequate park and open space for the subdivision and the City. Additionally, the Planning Commission discussed the small lot design and determined that it provides the community with an alternate housing type and supported the small lot subdivision.

The project was recommended to be forwarded to the City Council for approval.

Discussion

Background

The subject site is located at the south side of Sycamore Street, east of Palm Lane. The site is currently vacant. The tentative subdivision map will create a 42 small lot subdivision for new single-family residential units. This model will allow an affordable by design unit with two-story homes ranging from 1,900 square feet to 2,250 square feet.



FIGURE 1: Project Location

Land Use

The project site is currently zoned R-S, Residential Suburban District and has a General Plan land use designation of Residential, Very Low Density. The project applicant is requesting a General Plan Amendment and a rezone to conform to the Standard Single Family District (R-1) and the General Plan Land Use Designation of Residential, Medium Density. The single-family residential district has four (4) designations:

1. R-1A Parcels sized from 1,700 – 3,500 square feet
2. R-1B Parcels sized from 3,501 – 5,999 square feet
3. R-1C Parcels sized from 6,000 – 7,499 square feet
4. R-1 Parcels sized from 7,500 and greater

The purpose of changing the land use designation is to allow the project to comply without varying development standards so that future interpretations meet the code. The project could be accomplished by establishing a Planned Development Overlay where the land use could stay the same and the overlay zone would vary the development standards. Staff believes having straight zoning is advantageous.

The R-1 zone allows 4 du/ac; however, the city established the four additional subzoning based on parcel size that increases the allowed density. This project would have an R-1A zoning allowing lots to be from 1,700 sf to 3,500 square feet. These designations were developed to

legalize many of the older City of Gridley lots so that each lot became legal and could be upgraded and maintained. The proposal is designed to meet the demand for a standard single family home without large lot areas to maintain. This has become a model that is highly desirable and provides a different housing product for our community.

The proposed Tentative Map is shown on Figure 2 below:

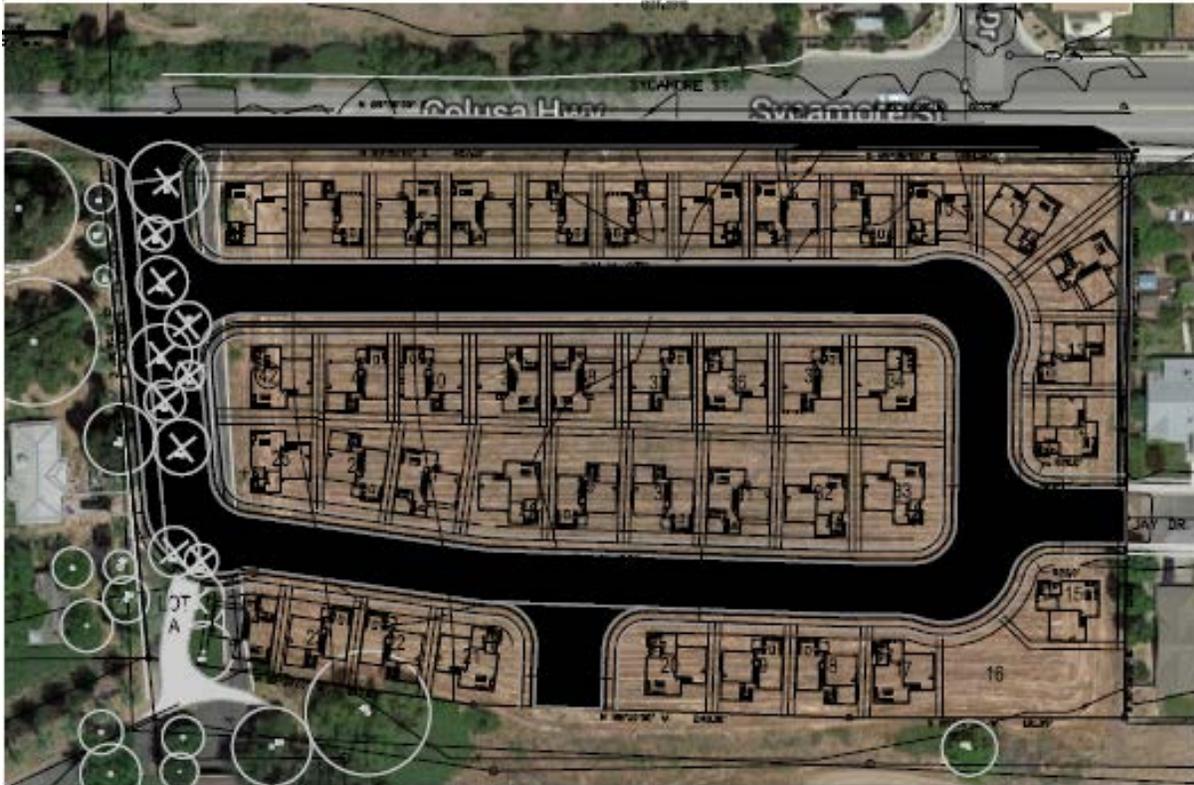


FIGURE 2: Tentative Subdivision Map

The layout provides graphic as to how the homes will fit on the lots. There is adequate parking and the street is designed to meet our subdivision standards for residential street design.

The Housing Element Policy HP-2.4 also supports this development:

“The City will encourage infill development in meeting the housing needs required by expanding populations.”

Driveways are provided for the residents to the west and south of the site. The road network provides access to the property to the south for future development.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the City Council meeting, posted at City Hall, made available at the Administration public counter, and placed on the City

website for review. At the time this report was prepared no comments had been received.

Environmental Review

The proposed project requires the City Council adopt a Negative Declaration based upon the environmental initial study. At the time of this report, no significant impacts had been identified.

Financial Impact

There are no direct or indirect costs to the City.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with the ongoing effort to be responsive and transparent regarding all financial matters.

Attachments –

- 1.** Resolution No. 2019 R-035; Resolution to Amend the General Plan and adopt a Negative Declaration
- 2.** Ordinance No. 832-2019; An ordinance to rezone 5.4 acres from Residential Suburban to Single-Family Residential District
- 3.** Resolution No. 2019-R-036; Resolution to approve TSM 2-19
- 4.** Initial Study supporting the adoption of a Negative Declaration

A RESOLUTION OF THE GRIDLEY CITY COUNCIL TO AMEND THE GENERAL PLAN LAND USE DESIGNATIONS OF APPROXIMATELY 5.4 ACRES FROM RESIDENTIAL, VERY LOW DENSITY TO RESIDENTIAL MEDIUM DENSITY AND TO ADOPT A NEGATIVE DECLARATION PURSUANT TO CEQA FINDING THERE IS NO ENVIRONMENTAL IMPACT FROM THE LAND USE RE-DESIGNATIONS (010-270-120)

WHEREAS, the Planning Commission held a publicly noticed hearing on October 16, 2019 regarding the proposal to amend the General Plan land use designation from Residential, Very Low Density Residential Medium Density for a ±5.4-acre parcel located on the south side of Sycamore Street, east of Palm Lane; and,

WHEREAS, at the close of the October 16, 2019 public hearing, the Planning Commission recommended that the City Council approve the amendment of the General Plan land use designation for the 5.4-acre parcel; and,

WHEREAS, the City Council reviewed the recommendation of the Planning Commission at its December 2, 2019 public hearing also considering the Initial Study, and did find the change in General Plan land use designation and rezoning could not have a significant effect on the environment; and,

WHEREAS, the City Council accepts the Initial Study and the published Negative Declaration. A Notice of Intent to adopt a Negative Declaration was published and provided the required 20-day minimum period for public review and comment;

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council of the City of Gridley amends the General Plan land use designation of the Assessor Parcel Number 010-270-120 from Residential, Very Low Density to Residential Medium Density; and,
2. The City Council of the City of Gridley adopts a Negative Declaration finding that the project could not have a significant effect on the environment.
3. The General Plan Map of the City of Gridley on file with the City Clerk, designating and dividing the City into land use districts, is hereby amended, in accordance with the herein description and Exhibit A.

I HEREBY CERTIFY that the foregoing resolution was introduced, passed, and adopted by the City Council of the City of Gridley at a regular meeting held on the 2nd day of December, 2019 by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ATTEST:

APPROVE:

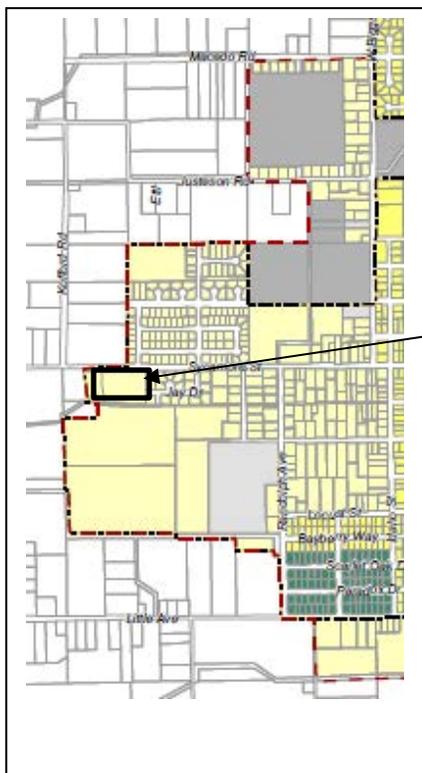
Paul Eckert, City Clerk

Bruce Johnson, Mayor

EXHIBIT A



Figure 1: Location Map



General Plan Land Use Designation:

From:

Residential, Very Low Density

Rezoned to:

Residential Medium Density (RMD)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRIDLEY TO REZONE AN APPROXIMATELY 5.4 ACRES FROM RESIDENTIAL SUBURBAN (RS) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) LOCATED ON THE SOUTH SIDE OF SYCAMORE STREET (010-270-120)

WHEREAS, the Planning Commission held a publicly noticed hearing on October 16, 2019 regarding the proposal to rezone approximately 5.4 acres from Residential Suburban (RS) to Single Family Residential District (R-1); and,

WHEREAS, at the close of the October 16, 2019 public hearing the Planning Commission recommended the City Council approve rezoning the property; and,

WHEREAS, the City Council reviewed the recommendation of the Planning Commission, considered the Initial Study and Negative Declaration, has found that the proposed rezone could not have a significant effect on the environment; and,

WHEREAS, the City Council accepted the Negative Declaration by adopting Resolution Number 2019-R-035 on December 2, 2019; and,

WHEREAS, the City Council duly introduced Ordinance 832-2019 by reading of title only at a regular meeting of the City Council held on December 2, 2019; and,

WHEREAS, the City Council of the City of Gridley ordains as follows:

SECTION 1: The City Council finds that the rezone of Assessor Parcel Number 010-270-120 is consistent with the 2030 General Plan.

SECTION 2: The City Council of the City of Gridley approves the rezone of Assessor Parcel Number 010-270-120 from Residential Suburban (RS) to Single Family Residential District (R-1).

SECTION 3: The Zoning Map of the City of Gridley on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended, in accordance with the herein description and Exhibit A.

SECTION 4: This ordinance shall be effective thirty (30) days from the date of the second reading of the ordinance.

I HEREBY CERTIFY that the foregoing property rezone of APN 010-270-120 as noted in Sections 1-4 and as shown on Exhibit A, and the first reading and adoption was effected at the regular meeting of the City Council of the City of Gridley, California, held on the 2nd day of December, 2019, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

Paul Eckert, City Clerk

Bruce Johnson, Mayor

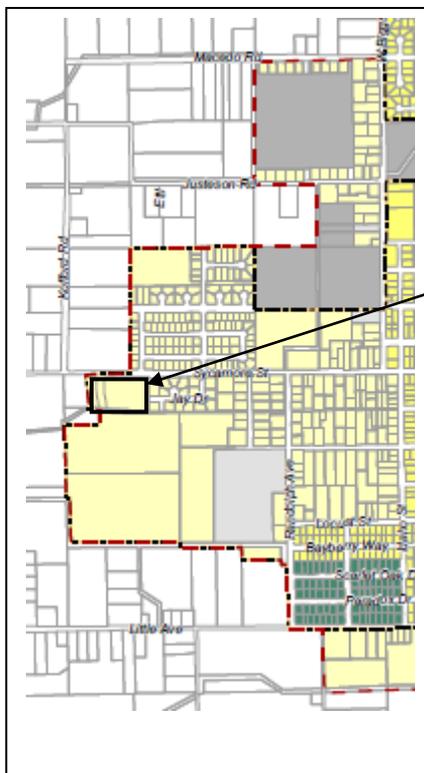
APPROVED AS TO FORM:

Anthony Galyean, City Attorney

EXHIBIT A



Figure 1: Location Map



From:

Residential Suburban

Rezoned to:

R-1, Single Family Residential

A RESOLUTION OF THE GRIDLEY CITY COUNCIL APPROVING TENTATIVE SUBDIVISION MAP NO. 2-19 TO SUBDIVIDE ONE PARCEL CONSISTING OF APPROXIMATELY 5.4 ACRES INTO FORTY-TWO (42) PARCELS CONSISTING LOCATED AT THE SOUTH SIDE OF SYCAMORE STREET ADJACENT TO PALM LANE (APN: 010-270-120)

WHEREAS, the City of Gridley has received an application to consider a Tentative Subdivision Map request for one parcel totaling approximately 5.4 acres in order to create a total of forty-two lots for single-family residential use on property located on the south side of Sycamore Street, east of Palm Lane in the manner illustrated on a tentative parcel map received by the City (Exhibit "A" attached); and,

WHEREAS, the subject property consists of one parcel designated as Assessor's Parcel Number 010-270-120 and the proposed Tentative Subdivision Map has been assigned the file number Tentative Subdivision Map No. 2-19 (TSM 2-19); and,

WHEREAS, the proposed General Plan designation is Residential Medium Density on the Gridley Land Use Map; and,

WHEREAS, the proposed zoning designation for the subject parcel is R-1 Single Family Residential District; and,

WHEREAS, the City Council finds that Tentative Subdivision Map No. 2-19, including the proposed use and improvements to the property, is consistent with Gridley's General Plan including the policies contained therein as well as the land use diagram, and also finds that based on the conditions of approval, the site is physically suitable for development as proposed; and,

WHEREAS, the City Council considered at a noticed public hearing on December 2, 2019, the comments and concerns of property owners who are potentially affected by approval of Tentative Subdivision Map No. 2-19, and also considered staff report regarding the proposed tentative map design and required public improvements; and,

WHEREAS, the City Council determined that the described tentative map and its design and improvements are consistent with Gridley's General Plan and zoning ordinance policies regarding the use and division of land; and,

WHEREAS, the City Council, having further considered the Initial Study prepared for the project in order to adopt a Negative Declaration; and,

WHEREAS, the City Council finds that this tentative subdivision map complies with all State and City regulations governing the division of land, and that division and development of the property in the manner set forth on the tentative parcel map as shown

on Exhibit A will not unreasonably interfere with the free and complete use of existing public and/or public utility easements or rights-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIDLEY, AS FOLLOWS:

SECTION 1: FINDINGS FOR APPROVAL OF THE TENTATIVE SUBDIVISION MAP

1. The proposed project is consistent with the City of Gridley General Plan Land Use Element.
2. The site is physically suitable for the type of development proposed. The project site is flat with slopes less than two percent. The project site within the Gridley urban limits and is not within a flood plain. There is adequate road access to the property. All necessary public utilities and services necessary for development are available to the site.
3. The site is physically suited for the density of development. The R-1 zone district allows for the development of single-family residential dwelling units on lots from:
 - R-1A Parcels sized from 1,700 – 3,500 square feet
 - R-1B Parcels sized from 3,501 – 5,999 square feet
 - R-1C Parcels sized from 6,000 – 7,499 square feet
 - R-1 Parcels sized from 7,500 and greater

The proposed development will have forty-two (42) R-1A parcels. One parcel is reserved for a detention basin, if required.

4. The design of the subdivision or the proposed improvements are not likely to cause public health problems. As conditioned, the project will provide adequate sanitary sewer, a public water supply, storm drainage facilities, and Standard subdivision road improvements which will include fire hydrants, streetlights and roadways designed for residential traffic.
5. The Tentative Subdivision Map conforms to the provisions of the Subdivision Map Act and to the provisions of Gridley Municipal Code Title 16- Subdivisions.
6. The tentative subdivision map complies with the required form and content of tentative subdivision maps, as set forth by the City and based upon the provisions of Title 16 of the Gridley Municipal Code.
7. The tentative parcel map is consistent with good planning and engineering practice. The City Engineer has reviewed the tentative subdivision map, and has attached terms and conditions hereby incorporated within the Conditions of Approval.
8. The project will have a de minimis effect on fish and wildlife (Fish and Game Code Section 711.4). The project is located in an area designated on the City of Gridley General Plan as being suitable for residential development.

SECTION 2: THE CITY COUNCIL OF THE CITY OF GRIDLEY

Approves Tentative Subdivision Map 2-19 as described subject to the following Conditions of Approval:

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of approval for the Tentative Subdivision Map 2-19.

2. The Tentative Subdivision Map 2-19 shall expire after a five (5) year period. No further extensions by the City are allowed under the Subdivision Map Act; unless determined by the State of California special legislation to provide automatic extensions for the period specified at the time.
3. No further extension of this Tentative Subdivision Map shall be allowed, unless it is extended by California State Legislation. A new application to develop the site would be required and all current conditions would need to be met at that time.
4. Use of the 5.4-acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "R-1 Single Family" residential zoning districts and all applicable requirements of the Gridley Municipal Code.
5. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 2-19 and to all of the conditions of approval of that Tentative Subdivision Map.
6. The project shall be required to pay all applicable impact fees for the development of the project.
7. Minor changes may be approved by the Planning Director upon receipt of a substantiated request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
8. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.
Upon completion of the site examination, the archeologist shall submit a report to the City describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and approved by the City, shall be implemented prior to recommencement of construction activity within the 50-foot perimeter.
9. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final site plan.
10. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.

11. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.
12. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans that shall include, not limited to, details related to above and underground infrastructure; piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
13. Prior to recordation of the final map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
14. Dedicate and improve the south one-half of Sycamore Street to the requirements of the City Engineer meeting the Public Works Standards.
15. Dedicate and improve the 60-foot wide local residential street right-of-way for the interior subdivision streets to the satisfaction of the City Engineer.
16. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages.
17. Prior to approval of a Final Map all of the following requirements shall be completed:
18. A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:
 - a. Calculations identifying the estimated rate of peak stormwater runoff from the cross area of the undivided site and abutting streets - as they exist at the time of approval of the tentative subdivision map- during currently adopted design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering practice.
 - b. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed stormwater detention facilities to be constructed to serve the parcels created by this subdivision.
 - c. An assessment against the development and individual parcels shall be established to fund the on-going maintenance costs associated with any approved stormwater detention facilities, lighting, landscape, cmu block wall on Sycamore Street, and drainage components as determined by the City Engineer.
 - d. Dedication of the area for the detention facilities, if required shall be made to the City of Gridley as a condition of recordation of the Final Map.
 - e. The design of surface detention facilities, if required, shall minimize use of the facility by mosquitoes for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control

District.

- f. All drainage improvements shall be constructed in conformance with the Gridley Public Works Construction Standards, the City of Gridley Master Drainage Plan, and the details shown on approved construction plans. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, typical sections, specifications, and cost estimates to the Department of Public Works for review and approval prior to the recordation of the Final Map.
19. Telephone, cable television, and gas service shall be provided to all parcels in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services.
20. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
21. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the Department of Public Works for review and approval prior to the start of any work.
22. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
23. In order to mitigate noise impacts from on the residential development, the applicant shall erect a 6'-high solid CMU split face capped sound wall adjacent to Sycamore Street prior to the acceptance of the improvements for the project. Landscaping and irrigation shall be constructed on the north face of the wall to the satisfaction of the Planning Director.
24. Provide existing topo 100 feet beyond boundary and proposed finish grade contour lines both at 1-foot contour intervals.
25. Provide water distribution plan, proposed sizes and tie in locations.
26. Proposed fire hydrant locations.
27. Develop conceptual sewer plan, proposed sizes, slopes, sewer manholes and tie in locations.
28. Develop conceptual drainage plan, sizes and overland release and detention facilities.
29. Show public utility easements (PUE) on plan.
30. Provide Landscape Plan for frontage along Sycamore Street.
31. Show all existing public facilities on Sycamore Street.
32. Show proposed building setbacks for each parcel or provide a typical set back detail for interior lots and corner lots.
33. All overhead utilities shall be underground within subdivision.
34. Street lighting shall be provided along Sycamore Street and within the interior of the subdivision. The lighting layout will be approved by the City and will be decorative acorn lighting.
35. Palm Lane to be constructed both sides.
36. Place road barrier at future road connection to south property.

- 37. Street names to be reviewed and approved by the Planning Department.
- 38. Electrical and Water to be looped into existing infrastructure.
- 39. Meet requirements of Reclamation District 833. The proposed development shall mitigate the increased stormwater runoff such that RD833 facilities and properties served by the District aren't impacted due to the increased stormwater. The water surface elevation within the District canals, and any existing flooding duration within the District shall not be increased.
 This shall be demonstrated by a detailed engineering analysis of the development and District facilities, or by mitigating post-development flows to that of pre-development conditions for 10, 25, 50, and 100-year events. Pre-development release rates shall take into consideration existing conditions within the District facilities. The increased volume of water also has a negative impact to downstream facilities and properties. The proposed development shall meter the 100-year post-development event volume such that the total volume of water discharged from the site over a 30-hour period is not increased as compared to the 100-year pre-development event volume.
 Reclamation District 833 shall review and approve the detention facility design with costs being reimbursed by the developer to the District.
- 40. Note to abandon existing road and PUE that bisects the property.
- 41. Verify the piping underground that is RD 833 at south property and identify the location of the access vault.
- 42. Identify lot for storm water detention basin, if necessary.

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at the regular City Council meeting of the City of Gridley held on the 2nd day of December, 2019, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ATTEST:

APPROVE:

 Paul Eckert, City Clerk

 Bruce Johnson, Mayor

TENTATIVE MAP
EAGLE MEADOWS SOUTH
GRIDLEY, CALIFORNIA

OCT. 2019



SCALE OF FOOT 1" = 80'

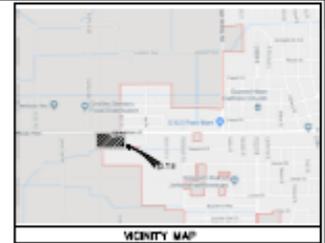
RUBY HUGER
NORTON
009-340-093

PWP AT GRIDLEY
LLC,
009-300-091

MELVIN & LEEANNE
DENSMAN
009-300-039

SYCAMORE ST.

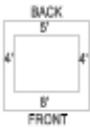
BA



REGIONAL MAP

SETBACKS

8' FRONT YARD
5' REAR YARD
4' SIDE YARD



MAX AND MIN LOT SIZE

2396 SF
6130 SF



GARY DEAN &
AUDREY JANE
CARTER
010-276-076

RUEYAH & NICOLE
ALLARD
010-270-072

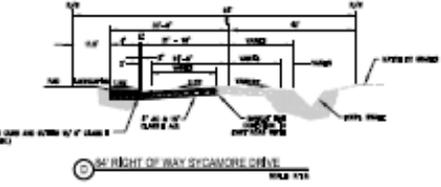
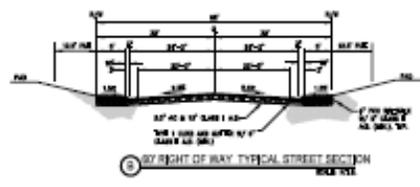
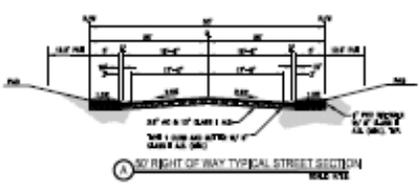
SUTTER BUTTE CANAL
010-270-017
BOOK 170 DEEDS PAGE 44

JASVIR SINGH & CHEERBA
MUNVEER KALR
010-270-421

KATHLEEN MARY
WHEELER
010-280-008

PROJECT NOTES

- APPLICANT/OWNER
GRIDLEY 17 LLC
CONTACT: HALL STAUF
705 DUTTON ST
WINTERS, CA 95694
- ENGINEER
GUIDE ENGINEERING
CONTACT: JARED BROWN
5630 GRANITE LAKES DR., #150
GRANITE BAY, CA 95748 916-787-0248
- ASSESSOR'S PARCEL NO.
010-270-120-000
- AREA OF PROPOSED TENTATIVE SUBDIVISION MAP
5.42 (GROSS)
- EX. GENERAL PLAN DESIGNATION AND ZONING
GP=RFD; ZONING=R-1
- PROP. GENERAL PLAN AND ZONING
GP=RWD; ZONING=R-2
- EXISTING ZONING
AGRICULTURAL
- PROPOSED ZONING
NEIGHBORHOOD MEDIUM DENSITY
- EXISTING ZONING
AGRICULTURAL
- PROPOSED ZONING
NEIGHBORHOOD MEDIUM DENSITY
- FIRE PROTECTION
CITY OF GRIDLEY
- SCHOOL DISTRICT
GRIDLEY UNIFIED SCHOOL DISTRICT
- SEWER
CITY OF GRIDLEY PUBLIC WORKS
- STORM DRAIN
CITY OF GRIDLEY
- WATER
NORTHWEST GRIDLEY WATER DISTRICT
- GAS
CITY OF GRIDLEY
- ELECTRICITY
CITY OF GRIDLEY ELECTRIC DEPARTMENT



ENVIRONMENTAL CHECKLIST

I. BACKGROUND

- | | |
|--|--|
| 1. Project Title: | Eagle Meadows South
(GPA 1-19; RZ 1-19) |
| 2. Lead Agency: | City of Gridley
Planning Department
685 Kentucky St
Gridley, CA 95948 |
| 3. Contact Person: | Donna Decker/DES
Phone: (530) 846-3631 or
(530) 768-5090
Fax: (530)768-5080
Planningdept@gridley.ca.us |
| 4. Project Location: | See Project Description |
| 5. Project Sponsor's Name and Address: | Gridley 17 LLC
705 Dutton Street
Winters, CA 95694 |
| 6. General Plan Designation: | See Project Description |
| 7. Zoning: | See Project Description |
| 8. Description of Project: | See Project Description |
| 9. Surrounding Land Uses and Setting: | See Project Description |

II. PROJECT DESCRIPTION

Introduction

This Initial Study and Negative Declaration (IS/ND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed General Plan Amendment and Rezone of approximately 5.4 acres for the development of a 42-lot residential subdivision.

In accordance with CEQA Section 15070, this initial study may identify potentially significant effects, but:

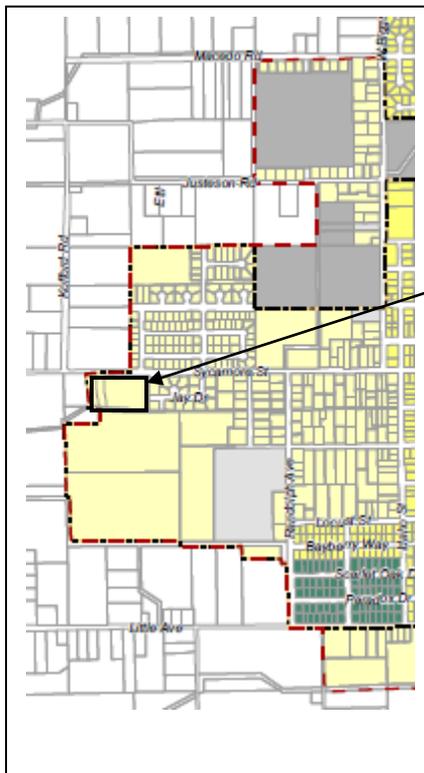
1. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,
2. There is no substantial evidence, in light of the whole record before the agency, that the project as proposed may have a significant effect on the environment prior to a negative declaration and initial study being released for public review.

Project Location

The subject property is comprised of an approximately 5.4-acre parcel located on the south side of Sycamore Street on the east side of Palm Lane.



Figure 1: Location Map



Existing General Plan:
Residential, Very Low Density

Existing Zoning:
Residential Suburban

Proposed General Plan:
Residential, Medium Density
(5-8 du/ac)

Proposed Zoning:
R-1, Single Family Residential

Figure 2: Zoning

General Plan and Zoning Land Use Designations

The existing General Plan land use designation is Residential, Very Low Density. Similarly, the zoning for the property is Residential Suburban (RS). The amendment of the zoning to R-1, Single Family Residential will allow the proposed density. The amendment to the General Plan land use designation to Residential, Medium Density will correspondingly fit the proposed density as well.

Project Description

The proposed project includes the following:

1. General Plan amendment to re-designate the parcels from Residential, Very Low Density to Residential, Medium Density.
2. Rezone the parcels from Residential Suburban (RS) to Single Family Residential District (R-1).
3. Tentative Subdivision Map to create 42 single family lots from one parcel.

Amending the land use designations will provide land use consistency for the development of a 42-lot subdivision.

Surrounding Land Uses and Setting

The site is bounded on the north, east and west with single family residential, the south is vacant land used for agriculture.

Other public agencies whose approval is required

For the purposes of the amendments to the land use designations for General Plan and Zoning, no other public agency approval is required for this action.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

October 16, 2019

Date

Donna Decker

Planning Director, City of Gridley

III. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project specific mitigations which have been incorporated into the project design as a part of the Proposed Project.

For this project, the following designations are used:

Potentially Significant Impact:

An impact that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated:

An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less Than Significant:

Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact:

Any impact that does not apply to the project.

1. AESTHETICS

Environmental Setting

The project is an amendment to the General Plan and zoning designations to provide the appropriate land use designations with the proposed subdivision density.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter or degrade the existing visual character or quality of the project site;
- Have a substantial effect on a scenic resource; or,
- Substantially increase light or glare in the project site or vicinity which would adversely affect day or night time views.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

Aesthetics

Would the project:

- | | |
|--|---|
| a) Have a substantial adverse effect on a scenic vista? | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | X |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | X |

Discussion

a-d) The change in the land use designations will not alter existing aesthetic conditions; there is no scenic vista to consider. Therefore, there would be a ***no-impact***.

2. AGRICULTURAL RESOURCES

Environmental Setting

The project site is vacant, undeveloped land; an existing single family residence was demolished approximately 2 years ago. The site was previously rezoned to Commercial and Multi-family Residential for future growth and development.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses;
- Conflict with or result in the cancellation of a Williamson Act contract;
- Adversely affect agricultural production.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

Agricultural Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | |
|--|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | X |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | X |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | X |

Discussion

- a-e) Agriculture resource impacts are not applicable to this project. The property is currently vacant; however, single family residential uses were approved and pre-existed on the site having a tentative subdivision map approved but expired. The property has been previously zoned for residential use. There is no loss to agricultural resources; therefore, this would be a ***no-impact***.

AIR QUALITY

Environmental Setting

The entire air basin is currently designated as non-attainment for the State 24-hour, and PM10 standards. The Butte County and Sacramento Metro air districts are designated as non-attainment for the State PM2.5 annual standard,

Standards of Significance.

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in pollution emission levels above those established by BCAQMD in either short term (construction related) or long term (traffic).

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | |
|--|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality | X |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | X |
| d) Expose sensitive receptors to substantial pollutant concentrations? | X |
| e) Create objectionable odors affecting a substantial number of people? | X |

Discussion

- a-e) The change in the General Plan and zoning land use designations will not create an air quality impact. Amending the land use designations will not conflict with the BCAQD air quality plan, will not violate or substantially contribute to a net increase of pollutants, will not expose sensitive receptors nor create objectionable odors; therefore, this would be a *no-impact*.

4. BIOLOGICAL RESOURCES

Environmental Setting

The project site is within the urban Gridley city area with residential and commercial uses in the surrounding area.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Adversely affect, either directly or through habitat modification, any endangered, threatened or rare species, as listed in Title 14 of the California Code of Regulations (Sections 670.5) or in Title 50, Code of Regulations (Sections 17.11 or 17.12 or their habitats (including but not limited to plants, fish, insects, animals, and birds);
- Have a substantial adverse impact, either directly or through habitat modification, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS;
- Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- Adversely affect federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites; or,
- Conflict with any local or regional policies or ordinances designed to protect or enhance biological resources, such as a tree preservation policy or ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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Biological Resources

Would the project:

- | | |
|--|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | X |
| e) Conflict with any local policies or ordinances Protecting biological resources, such as a tree preservation policy or ordinance? | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | X |

Discussion

a-f) The subject site is level, has been fallow, and there are no endangered, threatened, or rare species of flora or fauna known to inhabit the project site; no impact to riparian habitat or sensitive species; no impact to federally protected wetlands; will not interfere with fish or other migratory species, will not conflict with any local policies or ordinances protecting species from impact; and, will not conflict with conservation or habitat plans. The project consists of a change in land use designations amending the density from up to 4 du/ac to 5-8 du/ac to correspond to the proposed residential development. Therefore, this would be a *no-impact*.

5. CULTURAL RESOURCES

Environmental Setting

The subject site is not located in an area identified as having site specific historical, archeological, paleontological or geologic features or resources. No archeological resources have been or expected to be discovered on the site.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Cause a substantial change in the significance of a historical or archeological resource as defined in the CEQA Guidelines Section 15064.5; or,
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Cultural Resources

Would the project:

- | | |
|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | X |

- | | |
|---|---|
| c) Directly or indirectly destroy a unique Paleontological resource or site or unique geologic feature? | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | X |

Discussion

a-d) The amendment of the land use designations will not impact cultural resources. The site has been fallow and previously designated for single family residential uses. The project is a change in land use designations to provide density consistency; therefore designated as *no-impact*.

6. GEOLOGY AND SOILS

Environmental Setting

The City of Gridley does not lie within a designated Alquist-Priolo Fault Zone. Faults within the vicinity of Gridley are generally considered inactive. In 1975, the Oroville earthquake occurred on the Swain Ravine lineament of the Cleveland Hill Fault; Gridley is an approximate 10 miles distance from the epicenter/ active fault line.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will either introduce geologic, soils, or seismic hazard by allowing the construction of the project on such a site without protection against those hazards.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Geology and Soils

Would the project:

- | | |
|---|---|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | X |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State | X |

Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|--|---|
| ii) Strong seismic ground shaking? | X |
| iii) Seismic-related ground failure, including liquefaction? | X |
| iv) Landslides? | X |
| b) Result in substantial soil erosion or the loss of topsoil? | X |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | X |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property? | X |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | X |

Discussion

a-i- iii) The subject site is located outside the Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology¹. The project would not be subject to potential damage from earthquake ground shaking as a greater than the maximum MMI VII of the Modified Mercalli Scale.

The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California Uniform Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Code through its building permit process. The project is a change in land use designations to more aptly describe the existing conditions; therefore, designated as *no-impact*.

- a-iv) The site is flat therefore it would not be subject to landslides. Therefore, this would be categorized as *no-impact*.
- b-e) Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. The development of a single family residential development will be required to conform to erosion control measures meeting the General Construction Permit process and file SWPPP plans and documents filed with the State. Therefore, this would be a *no-impact*.

7. GREENHOUSE GAS EMISSIONS

Environmental Setting

Greenhouse gases are gases that cause and contribute to climate change. “Greenhouse gas” is a term that refers to all of the following types of gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Greenhouse gases vary in their potency (or potential to cause climate change) and are often measured in tons or million metric tons of carbon dioxide equivalents. Transportation is the largest source of California’s greenhouse gas emissions, followed by electricity generation and natural gas used in buildings.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will cause and contribute to climate change and a local increase of greenhouse gas emission.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Greenhouse Gas Emissions

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? X
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? X

Discussion

- a-b) The project is a change in land use designations and there would be no direct or indirect increase of greenhouse gas emissions nor does the project conflict with any applicable plan, policy or regulation in the Climate Action Plan adopted 2016; therefore designated as *no-impact*.

8. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

The project site is within the urban Gridley city area with residential and commercial uses surrounding it. The project consists of a change in land use designations to remove split zoning.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exposing people to existing contaminated soil during construction activities;
- Result in exposing people to asbestos containing materials;
- Result in exposing people to contaminated groundwater if dewatering activities take place.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Hazards And Hazardous Materials

Would the project:

- | | |
|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | X |
| b) Create a significant hazard to the public or the Environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed | X |

- school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? X

 - e) For a project located within an airport land use Plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? X

 - f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people residing or working in the project area? X

 - g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? X

 - h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? X

Discussion

- a-h) The project is a change in land use designations to provide density consistency and will not create a significant hazard to the public; therefore, designated as *no-impact*.

9. HYDROLOGY AND WATER QUALITY

Environmental Setting

The National Pollutant Discharge Elimination System (NPDES) was established in the Clean Water Act to regulate municipal and industrial discharges to surface waters of the U.S. Non-point sourced diffuse and originate over a wide area rather than from a definable point. Two types of non-point source discharges are controlled by the NPDES program; discharges caused by general construction activities and general quality of storm water in municipal stormwater systems.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in substantially degrading water quality or violate any water quality objectives set by the State Water Resources Control Board due to increased sediments or other contaminants generated by consumption and/or operation activities;
- Result in exposing people or property to the risk of injury and damage in the event of a 100 year flood.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hydrology and Water Quality

Would the project:

- | | |
|---|---|
| a) Violate any water quality standards or waste discharge requirements? | X |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | X |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | X |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | X |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | X |
| f) Otherwise substantially degrade water quality? | X |
| g) Place housing within a 100-year flood hazard | X |

area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? X

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? X

- j) Inundation by seiche, tsunami, or mudflow? X

Discussion

a-j) The project is a change in land use designations. The project will conform to the NPDES when construction ensues and will protect the site as required. This project will not expose people to increased risk; therefore designated as *no-impact*.

10. LAND USE PLANNING

Environmental Setting

The project consists of amending the General Plan and zoning land use designations; the purpose is to have the General Plan and zoning designations consistent for the development of the property.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter an approved land use plan that would result in physical change to the environment.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Land Use Planning

Would the project:

- a) Physically divide an established community? X

- b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? X
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? X

Discussion

a-c) The change in General Plan designation and zoning will provide single zoning for the property. The change will not conflict with other policies; it will ensure consistency to the 2030 General Plan Update. Therefore, there is *no-impact*.

11. MINERAL RESOURCES

Environmental Setting

The subject site has not been identified to have mineral resource deposits; the project is an amendment of land use designations.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the depletion of a mineral resource.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Mineral Resources

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? X
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? X

Discussion

a-b) The proposed project site is not included or delineated as a Mineral Resource Zone. The project is a change in land use designations; therefore, designated as *no-impact*.

12. NOISE

Environmental Setting

Increased noise sources from the project as an affect to adjacent properties.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exterior noise levels above the acceptable level of 60 dBA, (70 dBA daytime);
- Result in interior noise levels exceeding 45dBA.;
- Result in construction noise levels that do no meet the City of Gridley Noise Ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise

Would the project:

- | | |
|--|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | X |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | X |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working | X |

in the project area to excessive noise levels?

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? X

Discussion

a-f) The project is a change in land use designations and no noise impact would result; therefore designated as *no-impact*.

13. POPULATION AND HOUSING

Environmental Setting

The project is an amendment to the General Plan and zoning land use designations for the proposed subdivision to be consistent with the density designations.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Induce substantial growth that is inconsistent with the approved land use plans in place;
- Displace affordable housing.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Population and Housing

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? X
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? X
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? X

Discussion

a-c) The proposed project will not displace substantial numbers of people or requiring replacement housing be provided. The project will provide much needed housing. The project is a change in land use designations; therefore designated as *no-impact*.

14. PUBLIC SERVICES

Environmental Setting

The City of Gridley has public services and infrastructure in place for the subject site when it should be developed in conformance to the amended land use designations.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Create an increase in demand for police protection services which could substantially interfere with the ability of the Police Department to provide adequate response time to the project site;
- Create an increased demand for fire protection services that would substantially interfere with the ability of the Fire Department to provide adequate response time to the project site;
- Create an increased demand for schools that would exceed existing school capacity; or,
- Create an increased demand for parks and other public facilities that would exceed existing capacity.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Public Services

Would the project:

- | | |
|---|---|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | X |
| Fire protection? | X |
| Police protection? | X |

Schools?	X
Parks?	X
Other public facilities?	X

Discussion

a-e) The project is a change in land use designations. Upon the construction of the residential development there is adequate City utility and services that can be extended to serve the site; therefore designated as *no-impact*.

15. RECREATION

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the failure to meet city standards for the provision of parkland.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Recreation

Would the project:

- | | |
|--|---|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | X |

Discussion

a-b) The project site will may increase the use of existing parks; however, the increase in the housing will unlikely generate an impact. The project is a change in land use designations; therefore designated as *no-impact*.

16. TRANSPORTATION AND TRAFFIC

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in reducing the traffic rating level of service.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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Transportation and Traffic

Would the project:

- | | |
|--|---|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | X |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | X |
| e) Result in inadequate emergency access? | X |
| f) Result in inadequate parking capacity? | X |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turn-outs, bicycle racks)? | X |

Discussion

- a-g) The site has been designated as residential and the density increase will not decrease the level of service outline in the General Plan. The project is a change in land use designations; therefore designated as *no-impact*.

17. UTILITIES AND SERVICE SYSTEMS

Environmental Setting

The City has public services and infrastructure planned to meet the build out of the General Plan; this project does not impact the public service planning goals.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the construction of new water facilities or expansion of existing facilities;
- Result in exceeding the wastewater treatment requirements of the Regional Water Quality Control Board;
- Result in or require the construction or expansion of existing wastewater treatment facilities;
- Be served by a land fill that has inadequate permitted capacity.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Utilities and Service Systems

Would the project:

- | | |
|--|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | X |

Discussion

- a-d) Upon the construction of the residential development there is adequate City utility and services that can be extended to serve the site; therefore designated as ***no-impact***. The project is a change in land use designations; therefore designated as ***no-impact***.

MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mandatory Findings of Significance

Would the project:

- | | |
|---|---|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | X |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> | X |
| <p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | X |

Discussion

The proposed project is a change in land use designations to for a residential development and to provide land use designation consistency; therefore designated as ***no-impact***.

Endnotes

¹ California Division of Mines and Geology, Alquist-Priolo Hazard Mapping www.conserv.ca.gov

² City of Gridley, 2030 General Plan, Final Environmental Impact Report, 2010.

City Council Agenda Item #8
Staff Report

Date: December 2, 2019
To: Mayor and City Council
From: Paul Eckert, City Administrator/Finance Director
Subject: 2019 Volunteer Fire Assistance Grant

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council approve the 2019 VFA Grant.

Background

For the past several years the City of Gridley has been successful in receiving VFA Grants that are used to purchase Personal Protective Equipment (PPE) for its volunteer firefighters who assist career firefighters to protect and serve the City of Gridley. The funding of the grant is vital for replacement of aging and worn PPE. The Grant is a cost effective mode for replacement. The cost of outfitting a single volunteer exceeds \$5,000.00 and PPE has a shelf life of 10 years and due to the nature of the profession, is subject to extreme use. There are approximately 15 volunteer firefighters that protect the Gridley area and replacement of PPE is ongoing as funding comes available.

Financial Impact

This year's Grant is in the amount of \$9936.00, which is a 50% match with the State of California. The City of Gridley's match of this grant is \$4968.00.

Compliance with City Council Strategic Plan or Budget Goals

This effort complies with the City of Gridley's Budget Goals to reduce tax payer's expenses by finding grant funding to offset budget impacts.

Attachments

VFA Resolution No. 2019-R-037
VFA Agreement

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY AUTHORIZING THE GRIDLEY
FIRE DEPARTMENT TO RECEIVE A VOLUNTEER FIRE ASSISTANCE GRANT**

BE IT RESOLVED by the Gridley City Council as follows:

1. The Mayor is hereby authorized and directed to execute, on behalf of the City of Gridley, and the State of California Department of Forestry and Fire Protection, a grant in the amount of \$4,968 provided under the Cooperative Forestry Assistance Act of 1978 (7FG19016).
2. The City Clerk shall attest to the adoption of this Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED by Gridley City Council to approve the supplemental appropriation from the account 060-4060-6300 of \$4,968.00 for the cost associated for the equipment to be purchased with this grant. To recognize the grant revenues, approve supplement revenues of \$4,968 to account 010-3611.

I HEREBY CERTIFY that the foregoing resolution of the City Council of the City of Gridley was duly introduced passed and adopted at a regular meeting of the City Council of the City of Gridley held on the 2nd day of December, 2019, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

Paul Eckert, City Clerk

Bruce Johnson, Mayor

State of California
 Dept. of Forestry and Fire Protection (CAL FIRE)
 Cooperative Fire Programs
 GRANT AGREEMENT

APPLICANT:

PROJECT TITLE: Volunteer Fire Assistance Program

GRANT AGREEMENT: 7FG19016

PROJECT PERFORMANCE PERIOD IS from Upon Approval through June 30, 2020.

Under the terms and conditions of this Grant Agreement, the applicant agrees to complete the project as described in the project description, and the State of California, acting through the Dept. of Forestry & Fire Protection, agrees to fund the project up the total state grant amount indicated.

PROJECT DESCRIPTION: Cost-share funds awarded to provide assistance to rural areas in upgrading their capability to organize, train, and equip local forces for fire protection.

Total State Grant not to exceed **\$4,968.00** (or project costs, whichever is less)

**The Special and General Provisions attached are made a part of and incorporated into this Grant Agreement.*

STATE OF CALIFORNIA
 DEPARTMENT OF FORESTRY
 AND FIRE PROTECTION

City of Gridley Fire Department
 Applicant

By [Signature]
 Signature of Authorized Representative

Title FIRE CAPTAIN

Date 9/12/19

By _____

Title: **Gabrielle Avina**
Staff Chief, Cooperative Fire Programs

Date _____

CERTIFICATION OF FUNDING

AMOUNT OF ESTIMATE FUNDING \$4,968.00	GRANT AGREEMENT NUMBER 7FG19016	PO ID		
ADJ. INCREASING ENCUMBRANCE \$ 0.00	SUPPLIER ID			
ADJ. DECREASING ENCUMBRANCE \$ 0.00	PROJECT ID 354019DG2012128	ACTIVITY ID SUBGNT		
UNENCUMBERED BALANCE \$4,968.00	GL UNIT 3540	BUD REF 001	FUND 0001	ENY 2019
REPORTING STRUCTURE 35409206	SERVICE LOC	ACCOUNT 5340580	ALT ACC 5340580002	

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance.

 SIGNATURE OF CAL FIRE ACCOUNTING OFFICER

 DATE

**VOLUNTEER FIRE ASSISTANCE PROGRAM
TERMS AND CONDITIONS**

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

STATE OF CALIFORNIA
Natural Resources Agency

Agreement for the Volunteer Fire Assistance Program of the
Cooperative Forestry Assistance Act of 1978

THIS AGREEMENT, made and entered into **ON THE LAST SIGNATORY DATE ON PAGE 6**, by and between the STATE of California, acting through the Director of the Department of Forestry and Fire Protection hereinafter called "STATE", and City of Gridley FIRE Dept.

City of Gridley FIRE Dept. hereinafter called "LOCAL AGENCY", covenants as follows:

RECITALS:

1. STATE has been approved as an agent of the United States Department of Agriculture, (USDA), Forest Service for the purpose of administering the Cooperative Forestry Assistance Act (CFAA) of 1978 (PL 95-313, United States Code, Title 16, Chapter 41, Section 2010 et seq., Volunteer Fire Assistance Program), hereinafter referred to as "VFA", and
2. The VFA has made funds available to STATE for redistribution, under certain terms and conditions, to LOCAL AGENCY to assist LOCAL AGENCY to upgrade its fire protection capability, and
3. LOCAL AGENCY desires to participate in said VFA.

NOW THEREFORE, it is mutually agreed between the parties as follows:

4. **APPROVAL:** This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. LOCAL AGENCY may not commence performance until such approval has been obtained.
5. **TIMELINESS:** Time is of the essence in this Agreement.
6. **FORFEITURE OF AWARD:** LOCAL AGENCY must return this Agreement and required resolution properly signed and executed to STATE at the address specified in paragraph 11, with a postmark no later than December 1, 2019 or LOCAL AGENCY will forfeit the funds.
7. **GRANT AND BUDGET CONTINGENCY CLAUSE:** It is mutually understood between the parties that this Agreement may have been written for the mutual benefit of both parties before ascertaining the availability of congressional appropriation of funds, to avoid program and fiscal delays that would occur if the Agreement were executed after that determination was made.

This Agreement is valid and enforceable only if sufficient funds are made available to the STATE by the United States Government for the State Fiscal Year 2019 for the purpose of this program. In addition, this Agreement is subject to any additional restrictions, limitations, or conditions enacted by the Congress or to any statute enacted by the Congress that may affect the provisions, terms, or funding of this Agreement in any manner.

The parties mutually agree that if the Congress does not appropriate sufficient funds for the program, this Agreement shall be amended to reflect any reduction in funds.

The STATE has the option to invalidate the Agreement under the 30-day cancellation clause or to amend the Agreement to reflect any reduction in funds.

8. **REIMBURSEMENT:** STATE will reimburse LOCAL AGENCY, from funds made available to STATE by the Federal Government, an amount not to exceed on a 50/50 matching funds basis, for the performance of specific projects and/or purchase of specific items identified in Proposed Project, Application for Funding, attached hereto. Reimbursement will be only for those projects accomplished and/or items purchased between THE LAST SIGNATORY DATE ON PAGE 1 and JUNE 30, 2020. This sum is the sole and maximum payment that STATE will make pursuant to this Agreement. LOCAL AGENCY must bill STATE at the address specified in paragraph 11, with a postmark no later than September 1, 2020 in order to receive the funds. The bill submitted by LOCAL AGENCY must clearly delineate the projects performed and/or items purchased. A vendor's invoice or proof of payment to vendor(s) must be included for items purchased.
9. **LIMITATIONS:** Expenditure of the funds distributed by STATE herein is subject to the same limitations as placed by the VFA, upon expenditure of United States Government Funds. Pursuant to Title 7 of the Code of Federal Regulations, Section 3016.32 subject to the obligations and conditions set forth in that section; title to any equipment and supplies acquired under this Agreement vests with the LOCAL AGENCY. For any equipment items over \$5,000, the federal government may retain a vested interest in accordance with paragraph 16 below.
10. **MATCHING FUNDS:** Any and all funds paid to LOCAL AGENCY under the terms of this Agreement, hereinafter referred to as "VFA Funds", shall be matched by LOCAL AGENCY on a dollar-for-dollar basis, for each project listed on attachment(s) hereto identified as "Proposed Project". No amount of unpaid "contributed" or "volunteer" labor or services shall be used or consigned in calculating the matching amount "actually spent" by LOCAL AGENCY. LOCAL AGENCY shall not use VFA Funds as matching funds for other federal grants, including Department of Interior (USDI) Rural Fire Assistance grants, nor use funds from other federal grants, including USDI Rural Fire Assistance grants, as matching funds for VFA Funds.

11. ADDRESSES: The mailing addresses of the parties hereto, for all notices, billings, payments, repayments, or any other activity under the terms of the Agreement, are:

LOCAL AGENCY: City of Gridley Fire Dept.
176 Nelson Ave.
Oroville, CA 95965
 Attention: FC Kenyon
 Telephone Number(s): (530) 846-5711
 FAX Number: (530) 846-7465
 E-mail robert.kenyon@fire.ca.gov

STATE: Department of Forestry and Fire Protection
 Grants Management Unit, Attn: Megan Esfandiary
 P. O. Box 944246
 Sacramento, California 94244-2460
 PHONE: (916) 653-3649

12. PURPOSE: Any project to be funded hereunder must be intended to specifically assist LOCAL AGENCY to organize, train, and/or equip local firefighting forces in the aforementioned rural area and community to prevent or suppress fires which threaten life, resources, and/or improvements within the area of operation of LOCAL AGENCY.
13. COMBINING: In the event funds are paid for two or more separate, but closely related projects, the 50/50 cost-sharing formula will be applied to the total cost of such combined projects.
14. OVERRUNS: In the event that the total cost of a funded project exceeds the estimate of costs upon which this Agreement is made, LOCAL AGENCY may request additional funds to cover the **Agreement** share of the amount exceeded. However, there is no assurance that any such funds are, or may be, available for reimbursement. Any increase in funding will require an amendment.
15. UNDERRUNS: In the event that the total cost of a funded project is less than the estimate of costs upon which this **Agreement** is made, LOCAL AGENCY may request that additional eligible projects/items be approved by STATE for **Agreement** funding. However, there is no assurance that any such approval will be funded. Approval of additional projects/items, not listed on the Proposed Project application, made by STATE, will be in writing and will require an amendment.
16. FEDERAL INTEREST IN EQUIPMENT: The Federal Government has a vested interest in any item purchased with VFA funding in excess of \$5,000 regardless of the length of this **Agreement**, until such time as the fair market value is less than \$5,000. The VFA percentage used to purchase the equipment will be applied to the sale price and recovered for the Government during the sale. This percentage will remain the same even following depreciation. The Federal Government may not have to be reimbursed if the disposal sale amounts to a fair market value of less than \$5,000. LOCAL AGENCY will notify STATE of the disposal of such items.

17. **EQUIPMENT INVENTORY**: Any single item purchased in excess of \$5,000 will be assigned a VFA Property Number by the STATE. LOCAL AGENCY shall forward a copy of the purchase documents listing the item, brand, model, serial number, any LOCAL AGENCY property number assigned, and a LOCAL AGENCY contact and return address to STATE at the address specified in paragraph 11. The STATE will advise the LOCAL AGENCY contact of the VFA Property Number assigned.
18. **AUDIT**: LOCAL AGENCY agrees that the STATE, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement. LOCAL AGENCY agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated. LOCAL AGENCY agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, LOCAL AGENCY agrees to include a similar right of the State of California to audit records and interview staff in any subcontract related to performance of this Agreement. (GC 8546.7, PCC 10115 et seq., CCR Title 2, Section 1896).
19. **DISPUTES**: In the event of any dispute over qualifying matching expenditures of LOCAL AGENCY, the dispute will be decided by STATE and its decision shall be final and binding.
20. **INDEMNIFICATION**: LOCAL AGENCY agrees to indemnify, defend, and save harmless, the STATE, its officers, agents, and employees, from any and all claims and losses, accruing or resulting to any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by LOCAL AGENCY in the performance of this Agreement.
21. **DRUG-FREE WORKPLACE REQUIREMENTS**: LOCAL AGENCY will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:
 - a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
 - b. Establish a Drug-Free Awareness Program to inform employees about:
 - 1) the dangers of drug abuse in the workplace;
 - 2) the person's or organization's policy of maintaining a drug-free workplace;

- 3) any available counseling, rehabilitation and employee assistance programs; and,
- 4) penalties that may be imposed upon employees for drug abuse violations.

c. Every employee who works on the proposed Agreement will:

- 1) receive a copy of the company's drug-free workplace policy statement; and,
- 2) agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and LOCAL AGENCY may be ineligible for funding of any future State Agreement if the department determines that any of the following has occurred: (1) the LOCAL AGENCY has made false certification, or violated the certification by failing to carry out the requirements as noted above. (GC 8350 et seq.)

22. **TERM:** The term of the Agreement SHALL COMMENCE ON THE LAST SIGNATORY DATE ON PAGE 1 and continue through June 30, 2020.
23. **TERMINATION:** This Agreement may be terminated by either party giving 30 days written notice to the other party or provisions herein amended upon mutual consent of the parties hereto.
24. **AMENDMENTS:** No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.
25. **INDEPENDENT CONTRACTOR:** LOCAL AGENCY, and the agents and employees of LOCAL AGENCY, in the performance of this Agreement, shall act in an independent capacity and not as officers or employees or agents of the STATE or the Federal Government.